

**KD52**

**COMMUNITY DEVELOPMENT**

**DISTRICT No. 1**

**April 15, 2025**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS**

**AND REGULAR**

**MEETING AGENDA**

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**AGENDA  
LETTER**

**KD52 Community Development District No. 1**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

April 8, 2025

Board of Supervisors  
KD52 Community Development District No. 1

Dear Board Members:

The Board of Supervisors of the KD52 Community Development District No. 1 will hold Public Hearings and a Regular Meeting on April 15, 2025, at 1:00 p.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors Laura Lindsey [Seat 4] and Travis Loxton [Seat 5] *(the following will be provided in a separate package)*
  - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
  - B. Membership, Obligations and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-33, Electing and Removing Officers of the District, and Providing for an Effective Date
5. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
  - A. Affidavit/Proof of Publication

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

**Note: Meeting Location**

- B. Consideration of Resolution 2025-34, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the KD52 Community Development District No. 1 in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
6. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
    - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
    - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
  - A. Affidavit/Proof of Publication
  - B. Mailed Notice to Property Owner(s)
  - C. Master Engineer's Report *(for informational purposes)*
  - D. Master Special Assessment Methodology Report *(for informational purposes)*
  - E. Consideration of Resolution 2025-35, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association And/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date
7. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
    - A. Affidavits of Publication
    - B. Consideration of Resolution 2025-36, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

9. Consideration of Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

10. Approval of Meeting Minutes

- A. March 4, 2025 Landowners’ Meeting
- B. March 4, 2025 Organizational Meeting

11. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer (Interim): *Clearview Land Design, P.L.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - Property Insurance on Vertical Assets
  - NEXT MEETING DATE: May 15, 2025 at 1:00 PM [Adoption of FY2025 and FY2026 Budget] *RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544*

○ QUORUM CHECK

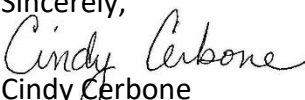
SEAT 1	TOLLY KRUSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	LANE GARDNER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	MATTHEW JOSEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	LAURA LINDSEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	TRAVIS LOXTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

12. Board Members’ Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,  
  
 Cindy Cerbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 801 901 3513**

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**4**

**RESOLUTION 2025-33**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 ELECTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the KD52 Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective April 15, 2025:

\_\_\_\_\_ is elected Chair

\_\_\_\_\_ is elected Vice Chair

\_\_\_\_\_ is elected Assistant Secretary

\_\_\_\_\_ is elected Assistant Secretary

\_\_\_\_\_ is elected Assistant Secretary

Chris Conti is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of April 15, 2025:

\_\_\_\_\_

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED** this 15th day of April, 2025.

ATTEST:

**KD52 COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**5A**

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

The Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold public hearings on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within unincorporated Pasco County, Florida. The lands to be improved are generally located on the northwest corner of State Road 52 and I-75, and are geographically depicted below and in the Master Engineer's Report, dated January 2025 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$87,560,402.07.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated March 4, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$120,012,973.38 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs

Table with 5 columns: Land Use, Number of Dwelling Units/Square Feet, Total Bond Assessments Apportionment, Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet, Annual Debt Service per Dwelling Unit/1,000 Square Feet. Rows include Residential (TH, MF, SFD 40', SFD 50', Total Residential), Non-Residential (Commercial/Retail, Total Non-Residential), and Total All Land Uses (\$120,012,973.38).

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 RESOLUTION NO. 2025-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the KD52 Community Development District No.1 (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or

maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report, dated January 2025, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated March 4, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

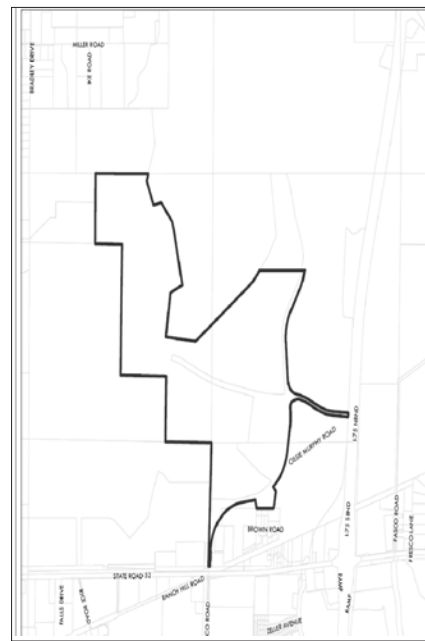
- 1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$87,560,402.07 (the "Estimated Cost").
4. The Assessments will defray approximately \$120,012,973.38, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

Attest: KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

/s/ Cindy Cerbone Secretary/Assistant Secretary

/s/ Lane Gardner Chair /Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated January 2025
Exhibit B: Master Special Assessment Methodology Report, dated March 4, 2025



March 21, 28, 2025

25-00533P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the KD52 Community Development District No. 2 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

March 21, 28; April 4, 11, 2025

25-00556P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Northridge Community Development District

Notice is hereby given to the public and all landowners within the Northridge Community Development District (the "District"), comprised of approximately 153.24 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: April 14, 2025
Time: 11:00 a.m.
Place: Springhill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at brian.lamb@inframark.com or by phone at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Brian Lamb, District Manager

March 21, 28, 2025

25-00531P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Premier FC located at 11514 Pyramid Drive in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2025. Novica Maric CEO

March 21, 2025 25-00537P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NXT Level Training located at 11514 Pyramid Drive in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2025. Novica Maric CEO

March 21, 2025 25-00538P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BT Painting located at 5428 VILLA DESTA CT in the City of WESLEY CHAPEL, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of March, 2025. Blake Tollefson

March 21, 2025 25-00536P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Judith Elissa Anderson will on April 14, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1981 HONE Travel TR, VIN 8130092, TITLE 19498676 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, March 21, 28, 2025 25-00548P



--- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE**  
**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**NOTICE OF REGULAR MEETING OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**

The Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold public hearings on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within unincorporated Pasco County, Florida. The lands to be improved are generally located on the northwest corner of State Road 52 and I-75, and are geographically depicted below and in the Master Engineer's Report, dated January 2025 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$87,560,402.07.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated March 4, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$120,012,973.38 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

**Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs**

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	230	\$16,817,415.04	\$73,119.20	\$6,909.56
MF	680	\$33,147,368.77	\$48,746.13	\$4,606.38
SFD 40'	186	\$18,133,560.56	\$97,492.26	\$9,212.75
SFD 50'	411	\$50,086,649.13	\$121,865.33	\$11,515.94
<b>Total Residential</b>	<b>1,507</b>	<b>\$118,184,993.49</b>		
<b>Non-Residential</b>				
Commercial/Retail	20,000	\$1,827,979.90	\$91,398.99	\$8,636.96
<b>Total Non-Residential</b>	<b>20,000</b>	<b>\$1,827,979.90</b>		
<b>Total All Land Uses</b>		<b>\$120,012,973.38</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**RESOLUTION NO. 2025-30**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (the "Board") of the KD52 Community Development District No. 1 (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or

maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report, dated January 2025, attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated March 4, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$87,560,402.07 (the "Estimated Cost").
- The Assessments will defray approximately \$120,012,973.38, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.
- PASSED AND ADOPTED this 4th day of March, 2025.

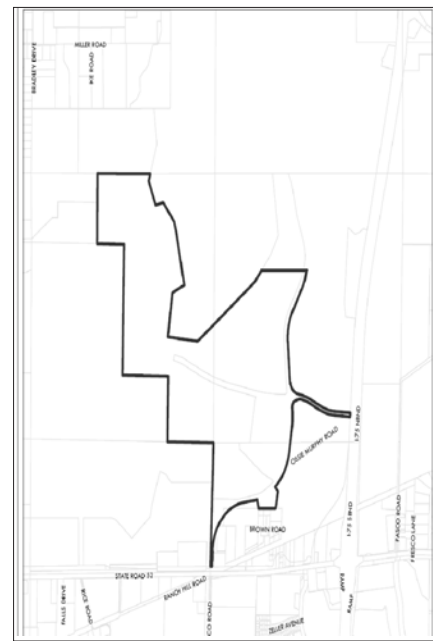
**Attest:** **KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**

/s/ Cindy Cerbone  
 Secretary/Assistant Secretary

/s/ Lane Gardner  
 Chair /Vice Chair, Board of Supervisors

**Exhibit A:** Engineer's Report, dated January 2025

**Exhibit B:** Master Special Assessment Methodology Report, dated March 4, 2025



March 21, 28, 2025

25-00533P

SECOND INSERTION

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2**  
**NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the KD52 Community Development District No. 2 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
 March 21, 28; April 4, 11, 2025

25-00556P

SECOND INSERTION

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the KD52 Community Development District No. 1 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
 March 21, 28; April 4, 11, 2025

25-00555P

SECOND INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Northridge Community Development District**

Notice is hereby given to the public and all landowners within the Northridge Community Development District (the "District"), comprised of approximately 153.24 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: April 14, 2025  
 Time: 11:00 a.m.  
 Place: Springhill Suites by Marriott Tampa Suncoast Parkway  
 16615 Crosspointe Run  
 Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at brian.lamb@inframark.com or by phone at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb, District Manager  
 March 21, 28, 2025

25-00531P

--- ACTIONS / SALES ---

FOURTH INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2023CC005396CCAXES DIVISION: T CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. JULIO DA VILA, Defendant.

TO: JULIO DAVILA, whose last known address is: 6349 Tabogi Trail, Zephyrhills, FL 33545; and any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants; and ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Plaintiff, CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., has filed an action against you in the County Court for Pasco County for Foreclosure Injunctive Relief related to certain real property located and situated in Pasco County,

Lot 1, Block M, CHAPEL PINES-PHASE 3, according to the map or plat thereof as recorded in Plat Book 48, Page 85, Public Records of Pasco County, Florida.

This action is titled CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., v. JULIO DA VILA, et al., Case Number: 23-CC-005396.

You are required to serve a copy of your written defenses, if any, to it on William W. Huffman, Esq., of Shumaker, Loop & Kendrick, LLP, the Plaintiff's attorney, whose address is 101 East Kennedy Boulevard, Suite 2800, Tam-

pa, Florida 33602, on or before thirty (30) days after the date of first publication of this Notice of Action, which will be published by The Business Observer, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. DUE ON OR BEFORE APRIL 14TH, 2025

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated: March 11, 2025. Nikki Alvarez-Sow/Esq, Clerk & Comptroller Pasco County, Florida (SEAL) Deputy Clerk: Haley Joyner

William W. Huffman, Esq., Shumaker, Loop & Kendrick, LLP, the Plaintiff's attorney, 101 East Kennedy Boulevard, Suite 2800, Tampa, Florida 33602 March 14, 21, 28; April 4, 2025 25-00506P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION

CASE NO.: 2024CA000969CAAXWS PALE HORSE REALTY, LLC Plaintiff(s), vs. CARINA CHRISTINE SYKES A/K/A CARINA C SYKES; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 24, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of April, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 24, BLOCK 1, STARKEY RANCH VILLAGE 2 PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE(S) 72, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 13023 Payton Street, Odessa, FL 33556

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted, /s/ Betsy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 24-002247-1 Mar. 28; Apr. 4, 2025 25-00586P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2025CA000103CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CINDY YAMILETH MALDONADO, et. al. Defendant(s).

TO: UNKNOWN SPOUSE OF CINDY YAMILETH MALDONADO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT(S) 29 AND 30, BLOCK 278, MOON LAKE ESTATES UNITY TWENTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 15 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before APRIL 28TH, 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a

default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this March 21, 2025

CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com Mar. 28; Apr. 4, 2025 25-00587P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024CA002362CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE NOTEHOLDERS OF CWABS INC., ASSET-BACKED NOTES, SERIES 2007-SEA1, Plaintiff, v.

BETTY A. PETERMAN; HENRY L. PETERMAN; UNKNOWN SPOUSE OF BETTY A. PETERMAN; UNKNOWN SPOUSE OF HENRY L. PETERMAN; CKS PRIME INVESTMENTS, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 27, 2025 entered in Civil Case No. 2024CA-002362CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE NOTEHOLDERS OF CWABS INC., ASSET-BACKED NOTES, SERIES 2007-SEA1, Plaintiff and BETTY A. PETERMAN; HENRY L. PETERMAN; CKS PRIME INVESTMENTS, LLC are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on April 28, 2025 the fol-

lowing described property as set forth in said Final Judgment, to-wit:

LOT 14, MEADOWOOD ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 106, BEING A REPLAT OF LOTS 1 THRU 8, BLOCK B, UNIT 1 OF ZEPHYR PINES, AS RECORDED IN PLAT BOOK 4, PAGE 27, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 39732 Meadowood Loop, Zephyrhills, FL 33542 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Circuit Court Administration ADA Coordinator at the address or phone number below at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 2390.000283 Mar. 28; Apr. 4, 2025 25-00584P

SECOND INSERTION

34652

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 25 day of March, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 24-230601 - RaO Mar. 28; Apr. 4, 2025 25-00610P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO. 2023CA004883CAAXWS SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. CONNIE SHIRE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2024, and entered in 2023CA004883CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and CONNIE SHIRE; STATE OF FLORIDA; STEVEN BROWN; MARGIE BINION; CITY OF NEW PORT RICHEY, FLORIDA; CLERK OF COURT PASCO COUNTY FLORIDA; MIDLAND FUNDING LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; NANCY A. KELLING; UNKNOWN TENANT(S) IN POSSESSION N/K/A MIKE CORNETT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on April 15, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 139, SUNSHINE PARK UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1987 FLEETWOOD MOBILE HOME ID #LFLGH2AH013208930 AND LFLGH2BH013208930. Property Address: 5929 ASHEN AVE, NEW PORT RICHEY, FL

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 30th day of January, 2024, in the cause wherein Arrowhead Lake Community Association, a Pennsylvania nonprofit corporation, was Plaintiff, and Anthony Esposito III, was Defendant, being case number 2013CC002592CCAXWS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Anthony Esposito III, in and to the following described property, to wit:

Lot 22, ORETO AND FRANCINE COMMERCIAL CENTER, FIRST ADDITION, according to the plat thereof, as recorded in plat Book 23, Pages 131 through 134 inclusive, together with that portion of vacated Rutillio Court lying East of Lot 22 by Resolution recorded in O.R. Book 1849, Page 1036, of the Public Records of Pasco County, Florida. 7823 Rutillio Court, New Port Richey, FL 34653

I shall offer this property for sale "AS IS" on April 30, 2025, at 10:00 am or as soon thereafter as possible, at 7432 Little Rd, New Port Richey, FL 34654 in the county of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances and judgements, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Allison L. Friedman PA 20533 Biscayne Boulevard Suite 4-435 Aventura, FL 33180

CHRIS NOCCO, as Sheriff Pasco County, Florida By: /s/ Cpl. David Peltz Deputy Sheriff 25-00595P

Mar. 28; Apr. 4, 11, 18, 2025

THIRD INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the KD52 Community Development District No. 2 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager March 21, 28; April 4, 11, 2025 25-00556P

THIRD INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the KD52 Community Development District No. 1 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager March 21, 28; April 4, 11, 2025 25-00555P

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of HUNTERS RUN RV ESTATES LLLP, HAROLD REGAN, REGISTERED AGENT, and ELAINE PERLMAN, if deceased any unknown heirs or assigns, will, on April 9, 2025, at 10:00 a.m., at 37041 Chancery Road, Lot #5, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1987 PARK TRAVEL TRAILER, VIN: 337575R6413, TITLE NO.: 0044050881 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-912) Mar. 28; Apr. 4, 2025 25-00594P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/11/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 STAT mobile home bearing vehicle identification number F1SEECMG3102 and all personal items located inside the mobile home. Last Tenant: Estate of Beatrice Elizabeth Williamson Straka a/k/a Beatrice Hallam, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Beatrice Elizabeth Williamson Straka a/k/a Beatrice Hallam, John Paul Williamson, Desiree Elizabeth Williamson, as possible Heir, Hugh Bradley Hallam, as possible Heir, and James Edward Uzzell Jr., as occupant. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494. Mar. 28; Apr. 4, 2025 25-00615P

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

## -- ACTIONS / TAX DEEDS / PUBLIC SALES --

## SECOND INSERTION

**NOTICE OF ACTION  
FORECLOSURE PROCEEDINGS-  
PROPERTY**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL ACTION

Case#:  
**2024CA003293CAAXES**  
DIVISION: Y

Wells Fargo Bank, N.A.

Plaintiff, -vs.-

Unknown Heirs, devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Barbara A. Niedoisk a/k/a Barbara Ann Niedoisk f/k/a Barbara A. Simon f/k/a Barbara Simon, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Mary Josephine Eberle a/k/a Mary-Jo Eberle a/k/a Mary F. Eberle a/k/a Mary-Jo Eberly f/k/a Mary Joe Simon; Ann Marie Horovitz f/k/a Ann Marie Niedoisk; Unknown Spouse of Mary Josephine Eberle a/k/a Mary-Jo Eberle a/k/a Mary F. Eberle a/k/a Mary-Jo Eberly f/k/a Mary Joe Simon; Unknown Spouse of Ann Marie Horovitz f/k/a Ann Marie Niedoisk; Bank of America, N.A.; Stagecoach Property Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

TO: Unknown Heirs, devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Barbara A. Niedoisk a/k/a Barbara Ann Niedoisk f/k/a Barbara A. Simon f/k/a Barbara Simon, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): UNKNOWN, Ann Marie Horovitz f/k/a Ann Marie Niedoisk: 107 Michael Circle, Souderton, PA 18964 and Unknown Spouse of Ann Marie Horovitz f/k/a Ann Marie Niedoisk: 1 07 Michael Circle, Souderton, PA 18964 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees,

grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendants; and the aforementioned named Defendants and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 31, BLOCK 2, STAGE-COACH VILLAGE- PARCEL 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 120, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, more commonly known as 25427 Seven Rivers Circle, Land O Lakes, FL 34639.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before May 5th, 2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired, call 711.

WITNESS my hand and the seal of this Court on the 1st day of April, 2025.

Nikki Alvarez-Sowles  
Circuit and County Courts  
By: Haley Joyner  
Deputy Clerk  
24-332178 FCOI WNI  
April 4, 11, 2025 25-00659P

## SECOND INSERTION

**Notice Of Public Sale**

The following personal property of: Ronald Earl Riley and Judith Jean Riley will on April 21, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1993 SAND Park Trailer,  
VIN KWPO8B228,  
TITLE 63873703  
And all other personal property located therein  
Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,  
April 4, 11, 2025 25-00632P

## THIRD INSERTION

**Notice of Application for Tax Deed**

**2024XX000242TDAXXX**  
NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606674  
Year of Issuance: 06/01/2017  
Description of Property:  
15-25-17-0060-08100-0160  
MOON LAKE ESTATES UNIT  
SIX PB 4 PGS 90 & 91 LOTS 16 & 17 BLOCK 81 OR 8640 PG 1588 OR 8656 PG 1988

Name(s) in which assessed:  
ANNE BURNS REVOCABLE TRUST  
ANNE BURNS TRUSTEE  
ANNE BURNS AS TRUSTEE OR HER SUCCESSOR  
TRUSTEES  
THE ANNE BURNS REVOCABLE TRUST DATED 01/31/2012

All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 01, 2025 at 10:00 am.

March 11, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Mar. 28; Apr. 4, 11, 18, 2025 25-00559P

## SECOND INSERTION

**Affordable Secure Storage – Hudson  
Public Notice  
Notice of Sale**

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

A08: Paul Ney  
NO1: Bre Joiner  
SALE NOTICE  
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE April 19th AT OR AFTER: 11:00 A.M.  
April 3, 10, 2025 25-00635P

## THIRD INSERTION

**Notice of Application for Tax Deed**

**2025XX000003TDAXXX**  
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1706291  
Year of Issuance: 06/01/2018  
Description of Property:  
21-25-17-0130-22300-0790  
MOON LAKE NO 13 MB 6 PGS 6 7, 8 LOTS 79 80, 81 BLK 223

Name(s) in which assessed:  
EUGENE KORDYL  
NANCE KORDYL DECEASED  
NANCE KORDYL  
NANCY SAMPSON KORDYL  
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 01, 2025 at 10:00 am.

March 11, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Mar. 28; Apr. 4, 11, 18, 2025 25-00562P

## SECOND INSERTION

**NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.**

**2024CA002970CAAXWS**  
**OCEAN POINT PROPERTIES, LLC,  
Plaintiff, vs.**

**ROBERT CAMERON, JR., as trustee  
of the Elaine Cameron Revocable  
Living Trust Dated February 15,  
2000, John Cameron.  
Defendants.**

TO: JOHN CAMERON  
3340 Floramar Ter,  
New Port Richey, FL 34652

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, for Ejectment, and you are required to serve a copy of your written defenses to it, if any, to:

Christian Cruz, Esq.,  
Attorney for Plaintiff  
160 W. Camino Real, Unit 589  
Boca Raton, FL 33432  
Christian@cruz-law.com

Within THIRTY (30) days after the first publication of this notice, and file the original with the Clerk of this Court, at the Pasco County Courthouse, in Pasco County, Florida, either before service on Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint or Petition. DUE ON OR BEFORE MAY 5th, 2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and Seal of this Court on March 27, 2025

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
By: Shakira Ramirez Pagan  
As Deputy Clerk  
April 4, 11, 2025 25-00642P

## FOURTH INSERTION

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1  
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD  
OF COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the KD52 Community Development District No. 1 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
March 21, 28; April 4, 11, 2025 25-00555P

## FOURTH INSERTION

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2  
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD  
OF COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the KD52 Community Development District No. 2 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

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District Manager  
March 21, 28; April 4, 11, 2025 25-00556P

## SECOND INSERTION

**NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL ACTION**

**CASE NO.:**  
**2024CA002287CAAXWS**

**GITSIT SOLUTIONS, LLC, NOT  
IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY IN ITS CAPACITY AS  
SEPARATE TRUSTEE OF GITSIT  
MORTGAGE LOAN TRUST  
BBPLCI,  
Plaintiff, vs.**

**ALL UNKNOWN HEIRS,  
BENEFICIARIES, LEGATEES,  
DEWISEES, PERSONAL  
REPRESENTATIVES, CREDITORS,  
AND ANY OTHER PERSON  
CLAIMING BY, THROUGH,  
UNDER, OR AGAINST CAROL  
ANN BERGIN, DECEASED, et al.,  
Defendant(s).**

TO: CYNTHIA MARIE LIVING-  
STONE A/K/A CYNTHIA MCCOY

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer or by May 5, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 189, FOREST HILLS UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 135, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
Street Address:1561 Debonair Dr  
Holiday, FL 34690

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED at Pasco County this 28th day of March, 2025.

Clerk of the Circuit Court  
SEAL  
By /s/Shakira Ramirez Pagan  
Deputy Clerk

Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A.,  
PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160,  
facsimile (727) 240-4972, email  
service@dwaldmanlaw.com,  
April 4, 11, 2025 25-00647P

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 21, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storage treasures.com](http://www.storage treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432**

**Time: 09:00 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1182 - Daniels, Destiny; 1225 - Diaz, Victoria; 1228 - Myers, Marina; 2137 - Hughes, Frank; 2139 - Cascante, Stefano; 3128 - Brown, Karen; 3147 - Schloss, Roxanne; 3170 - Cooper, Whitney; 3207 - Thompson, Lucretia; 3271 - Goldstein, Kyira; 6015 - Allen, Joseph; 7004 - Baumstark, Samantha; 7007 - Tanzola, Andrew

**PUBLIC STORAGE # 22134, 22831 Preknackness Blvd, Land O Lakes, FL 34639, (813) 388-9376**

**Time: 10:00 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

01067 - Gayle, Clara; 01072 - Rush, LaShawn; 01087 - Todd, Gregory; 01104 - Serafini, Maggi Dominguez; 02067 - Wahl, Burt; 02138 - Pansey, Roy; 030471 - Green, Melvin; 03113 - Morrissey, Bryan; 03212 - Serafini, Maggi Dominguez; 04078 - Cruz, Michelle; 04213 - Richards, Ahmad

**PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632**

**Time: 10:15 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

094 - Rosser, Linda; 246 - Rooney, Pamela; 282 - Fabrizi, Michael; RV010 - Case, Aar

**PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578**

**Time: 10:45 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

11111 - yates, Jarred; 11281 - Dunn, Danielle; 11291 - Schmidt, Amanda; 12050 - Maynes, Kellie; 12166 - Brett, Tina; 12232 - Coleman, Monica; 12250 - Despenza, Cheryl; 13008 - Clower, Dawn; 13050 - Toro, Oscar; 13193 - Bushard, Sarah; 13287 - Urtz, Timothy; B126 - Galloway, Melinda; C109 - cheatham, Michael; C121 - Divine hands staffing Oliver, Jaavod; C124 - Maldonado, Danielle; C160 - Funkhouser, Roberta; C259 - Andreu, Nicholas; C316 - Oliveira, Priscilla; C353 - Sanchez, Janeth; D127 - Ward, Darrell; D136 - Lonsdale, Megan; D219 - Walter, Amy; D231 - Stine, Samantha; D245 - Tabani, Farzan; D280 - Grafton, William; D288 - Luce, Donald; D323 - Lonsdale, Megan; D345 - Brown, Anthony

**PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392**

**Time: 11:30 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1204 - Riccardi-Sirico, D'Anna; 1372 - Weeks, Richard; 1710 - Matlock, Byron; 1720 - Campbell, Christopher; 2303 - Riley, Jamie; 2504 - Auberon, Arabella

**PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429**

**Time: 11:45 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

E1113 - Meyers, William; E1137 - delameter, Cassidy; E1219 - Betancourt, Crystal; E1232 - osorno, Jonathan; E2294 - Rivera, Rosa; E2344 - Mundus, Sean

**PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059**

**Time: 12:00 PM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

0A204 - Gaither, Edward; 0A219 - Tucker, Erica; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B032 - Alligood, Amy; 0B039 - Megovern, Brittney; 0B040 - Rosenfelt, Ashley; 0B114 - Keane, Keara; 0B122 - Federick, Cora; 0C010 - Santos, Melonie; 0C122 - Peoples, Linda; 0C138 - Booker, Davon; 0D001 - Popovich, George; 0D002 - Sandner, Christina; 0E107 - MATTHEWS, HOPE; 0E159 - Ferreira, Maria; 0E243 - Menech, Nicole

**PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911**

**Time: 12:15 PM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

036 - kersey, roy; 041 - christopher, Matthew; 099 - Daniels, Amy; 147 - flynn, lawrence; 157 - Snyder, Nathaniel; 181 - Seymour, Amy; 216 - Kaszubski, Kathy; 219 - Vickery, Nikki; 244 - Carter, Melissa; 256 - Bell, Vivian; 266 - Danapas, John; 362 - Hof, Amarilis; 388A - Whitson, Natalie; 477 - BONETA, Christina M; 481 - Scydick, Terry; 494 - Nationwide spray foam Allen, Ramsey; 583 - sanders, Kay; 587 - Williams, John

**PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059**

**Time: 12:30 PM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1004 - Lee, Stacey; 1006 - Lester, Angelal; 1007 - Mickler, Melody; 1057 - Mickler, Melody; 1165 - giansante, tony; 1181 - Hicks, Ashley; 1214 - Russella, James; 1236 - Thompson, Kristene; 2010 - Hughes, Charollette; 2046 - Fuller, Kirsten; 2047 - Pacheco, Yasmin; 2117 - Bell, Robbrea; 2122 - Tutt, Jason; 2125 - Bryant, Michael; 2169 - Tutt, Jason; 2179 - Hines, Jason; 2228 - Burgos, Jaime; 2266 - McNamara, Amy; 2268 - Carpenter, Stephanie; 3017 - Drake, Alyssa; 3121 - Grugen, Jason; 3276 - Winkelman, Justin; 3345 - Keen, Delores

**PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964**

**Time: 12:40 PM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1033 - Dickinson, Kelly; 2109 - Rivera, Mateo; 2144 - Farrell, Rosemary; 2163 - Delacruz, Tinette; 3031 - Devine, Kelly; 3033 - Jasmin, Rebecca; 3056 - White, Elna; 3072 - Kowanko, Robert; 3075 - White, Elna; 311

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**5B**

**RESOLUTION 2025-34**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the KD52 Community Development District No. 1 (“District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (“Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Pasco County for four (4) consecutive weeks prior to such hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Pasco County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 15th day of April, 2025.

ATTEST:

**KD52 COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Legal Description

**EXHIBIT A**

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land lying in Sections 5, 6 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N89°08'49"W, along the South line of the Southeast 1/4, of the Southeast 1/4 of said Section 6, for 1,312.49 feet, to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence N00°58'55"E, along the West line of said Southeast 1/4, of the Southeast 1/4 of Section 6, for 1,327.22 feet, to the Southeast corner of the Northwest 1/4 of said Southeast 1/4 of Section 6; thence N89°11'43"W, along the South line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,313.41 feet, to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 6; thence N00°56'33"E, along the West line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,326.12 feet, to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence N00°57'49"E, along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 6, for 1,322.60 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence N89°11'44"W, along the South line of said Northeast 1/4 of the Northwest 1/4 of Section 6, for 779.00 feet; thence leaving said South line of the Northeast 1/4 of the Northwest 1/4 of Section 6, N01°06'51"E, for 1,417.14 feet, to the point of intersection with the North line of said Northeast 1/4 of the Northwest 1/4 of Section 6; thence S89°34'08"E, along said North line of the Northeast 1/4 of the Northwest 1/4 of Section 6, for 775.38 feet, to the Northwest corner of said Northeast 1/4 of Section 6; thence N89°56'47"E, along the North line of said Northeast 1/4 of Section 6, for 729.63 feet; thence leaving said North line of the Northeast 1/4 of Section 6, S17°34'53"W, for 160.67 feet; thence S22°21'26"E, for 524.19 feet; thence N75°16'46"E, for 226.35 feet; thence S38°20'27"E, for 497.57 feet; thence S16°03'01"E, for 211.58 feet; thence S12°06'21"E, for 1,102.92 feet; thence S65°24'42"W, for 373.63 feet; thence S08°21'24"W, for 898.97 feet; thence S83°52'13"E, for 852.32 feet; thence N53°43'08"E, for 2,018.47 feet; thence N39°21'50"E, for 314.81 feet; thence N90°00'00"E, for 1,289.33 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of N79°38'29"W, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing S20°25'45"W, for 433.66 feet, to the point of tangent; thence S30°30'00"W, for 460.36 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing S13°00'00"W, for 665.16 feet, to the point of tangent; thence S04°30'00"E, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing S10°02'40"E, for 91.01 feet, to the point of intersection with a non-tangent line; thence S80°32'04"E, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Northeasterly; thence Southeasterly along the arc of said curve, with a radial bearing of N74°03'54"E, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing S23°22'22"E, for 120.39 feet, to the point of compound curvature of a curve concave

[CONTINUED ON SHEET 2]

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 1: 8-21-2024 RBG
<b>2022-58A</b>	<b>1168</b>	<b>5, 6, 8</b>	<b>25S</b>	<b>20E</b>	



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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH STATE OF **FLORIDA**

**8-23-2024**

**JARED T. PACENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER **LS 6971**  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 1]

Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing S41°28'28"E, for 42.56 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing S46°47'12"E, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing S50°24'39"E, for 20.28 feet, to the point of compound curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing S70°49'06"E, for 124.87 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, with a radial bearing of S09°02'45"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing S73°17'36"E, for 332.04 feet, to the point of intersection with a non-tangent curve, concave Southwesterly; thence Southeasterly along the arc of said curve, with a radial bearing of S23°36'44"W, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing S65°26'38"E, for 39.53 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing S75°17'12"E, for 408.74 feet, to the point of tangent; thence S86°04'23"E, for 459.34 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence S03°54'41"W, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.36 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing N75°17'12"W, for 438.68 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing N70°00'49"W, for 215.22 feet, to the point of compound curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing S88°14'11"W, for 171.12 feet, to the point of tangent; thence S72°00'00"W, for 30.26 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing S33°45'00"W, for 180.78 feet, to the point of tangent; thence S04°30'00"E, for 100.34 feet, to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing S02°15'18"W, for 284.18 feet, to the point of intersection with a non-tangent line; thence S09°00'00"W, for 488.00 feet, to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 1,208.00 feet, a

[CONTINUED ON SHEET 3]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5, 6, 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 1: 8-21-2024 JRC



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STATE OF FLORIDA  
JARED TORATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA  
8-23-2024

**THIS IS NOT A FIELD SURVEY**

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 2]

central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing S29°17'23"W, for 837.79 feet, to the point of intersection with a non-tangent line; thence S44°10'02"E, for 103.31 feet; thence S41°27'20"E, for 22.04 feet; thence S18°15'20"W, for 60.63 feet; thence S09°19'49"W, for 119.58 feet; thence S08°49'59"W, for 109.27 feet; thence S19°29'37"W, for 56.19 feet; thence S09°43'34"W, for 8.48 feet, to the point of intersection with the North line of the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida, same being the point of intersection with the North line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the North line of said LOT C and the North line of LOT D, according to said plat of GASQUE'S SUBDIVISION, respectively, for 486.54 feet, to the Northwest corner of said LOT D; thence leaving said North line of the plat of GASQUE'S SUBDIVISION, N12°45'17"W, for 181.98 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N12°46'25"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing S80°01'15"W, for 117.69 feet, to the point of intersection with a non-tangent line; thence S82°46'39"W, for 254.87 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing S42°42'26"W, for 1,336.38 feet, to the point of intersection with a non-tangent line; thence S41°58'44"E, for 15.75 feet; thence S02°00'41"W, for 167.17 feet; thence S14°13'04"W, for 50.48 feet; thence S00°16'45"E, for 83.49 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to said FDOT Right-of-Way map, Section 14140-XXXX; thence S89°20'40"W, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the point of intersection with the West line of the Northwest 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence leaving said North Right-of-Way line of STATE ROAD 52, N02°04'22"E, along said West line of Northwest 1/4 of Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the POINT OF BEGINNING.

Containing 19,252,844 square feet or 441.984 acres, more or less.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5, 6, 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR KEY MAP AND LEGEND  
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024-PBG



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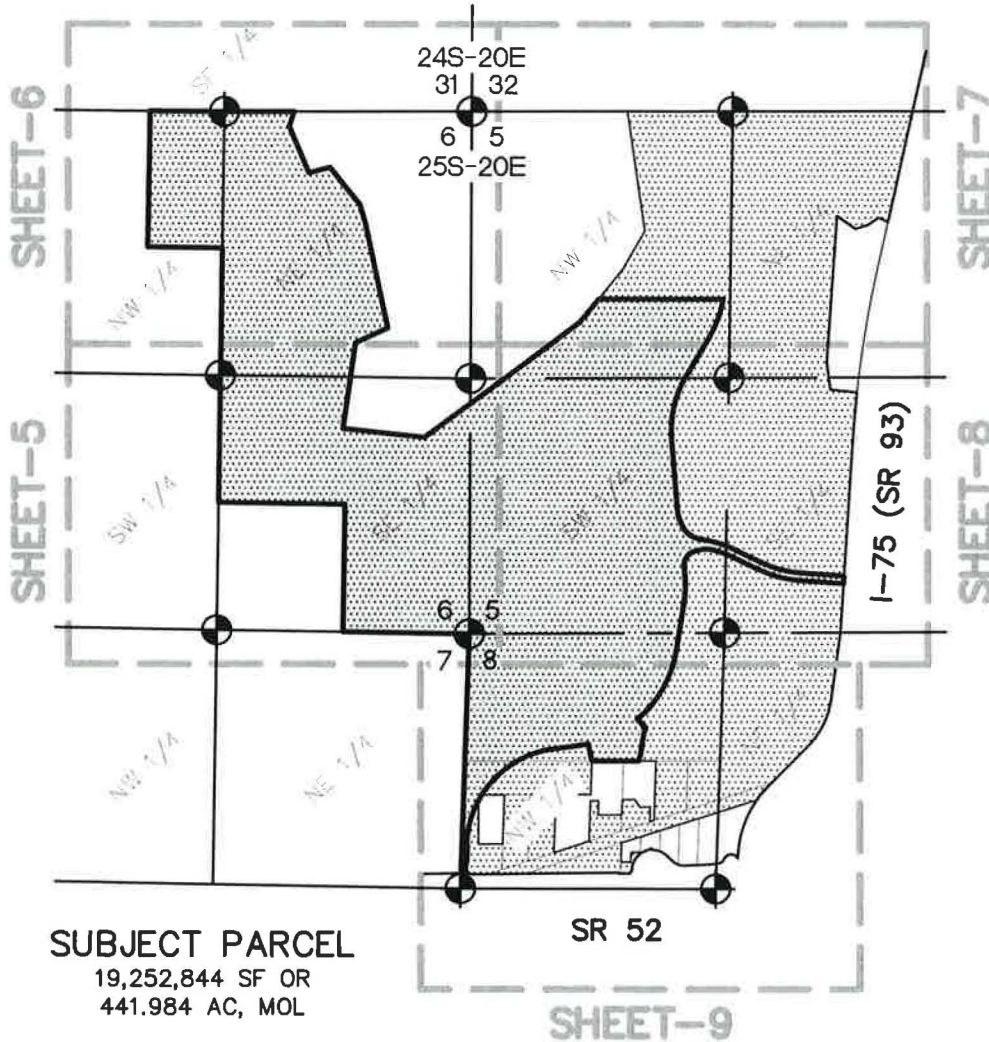
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STATE OF FLORIDA  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



**SUBJECT PARCEL**  
19,252,844 SF OR  
441.984 AC, MOL

SR 52

**LEGEND: (FOR ALL SHEETS)**

- AC = ACRES
- COR = CORNER
- EXT = EXTENSION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- MOL = MORE OR LESS
- N'LY = NORTHERLY
- NTS = NOT TO SCALE
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- S'LY = SOUTHERLY
- W'LY = WESTERLY

- = SUBJECT PARCEL (CDD PARCEL)
- = MPUD PARCEL

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

SCALE: 1"=2000'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR KEY MAP AND LEGEND  
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024 PPG  
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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STATE OF FLORIDA  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA  
6-23-2024



**FLORIDA DESIGN CONSULTANTS, INC.**

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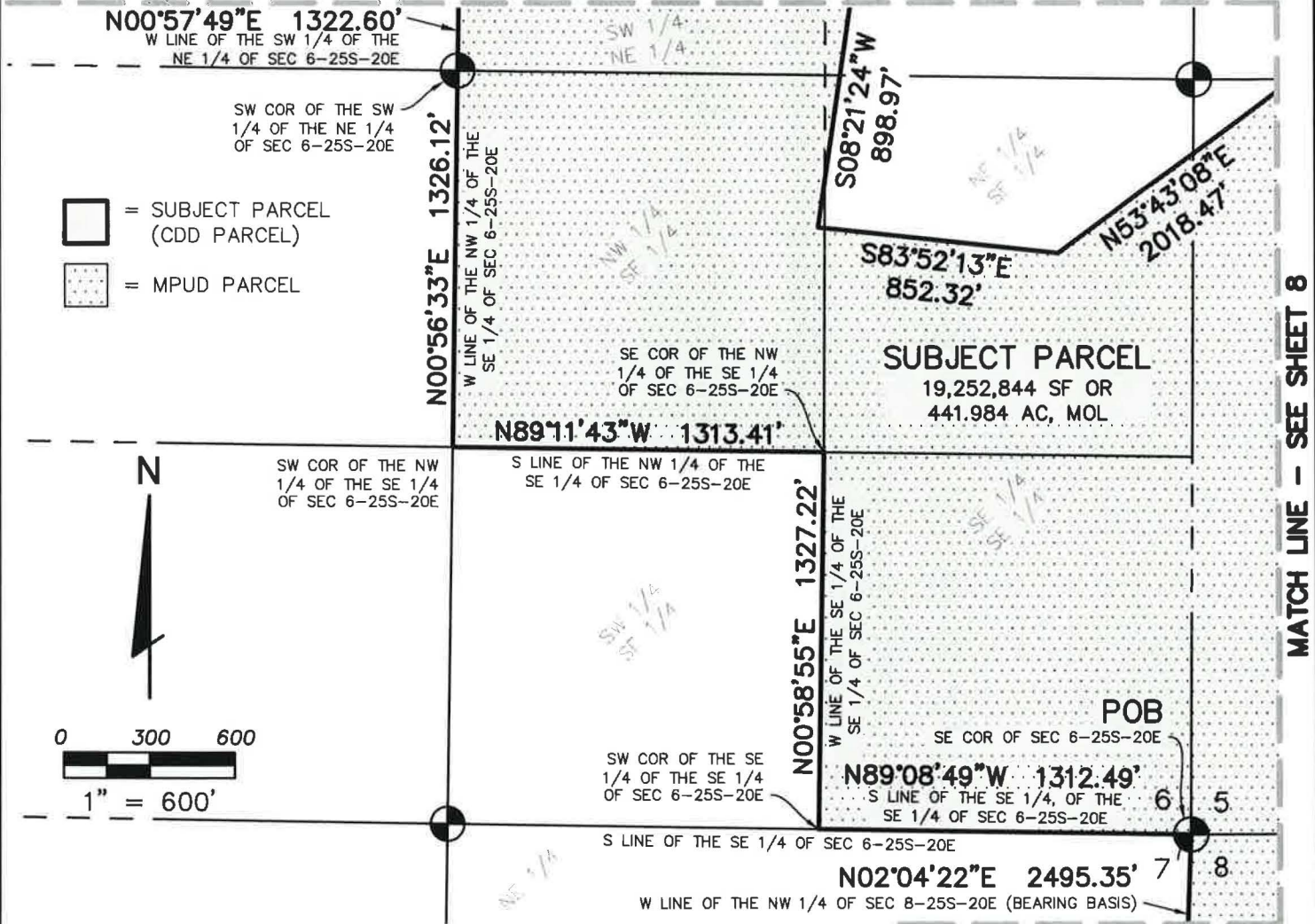
**THIS IS NOT A FIELD SURVEY**

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**MATCH LINE - SEE SHEET 6**



**MATCH LINE - SEE SHEET 8**

**MATCH LINE - SEE SHEET 9**

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 PBO



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
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO: LEGAL DESCRIPTION AND SKETCH  
STATE OF FLORIDA  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA  
8-23-2024

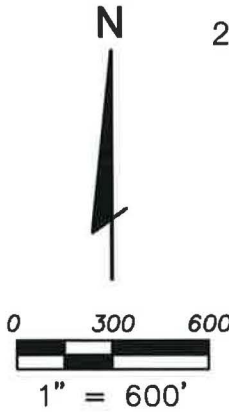
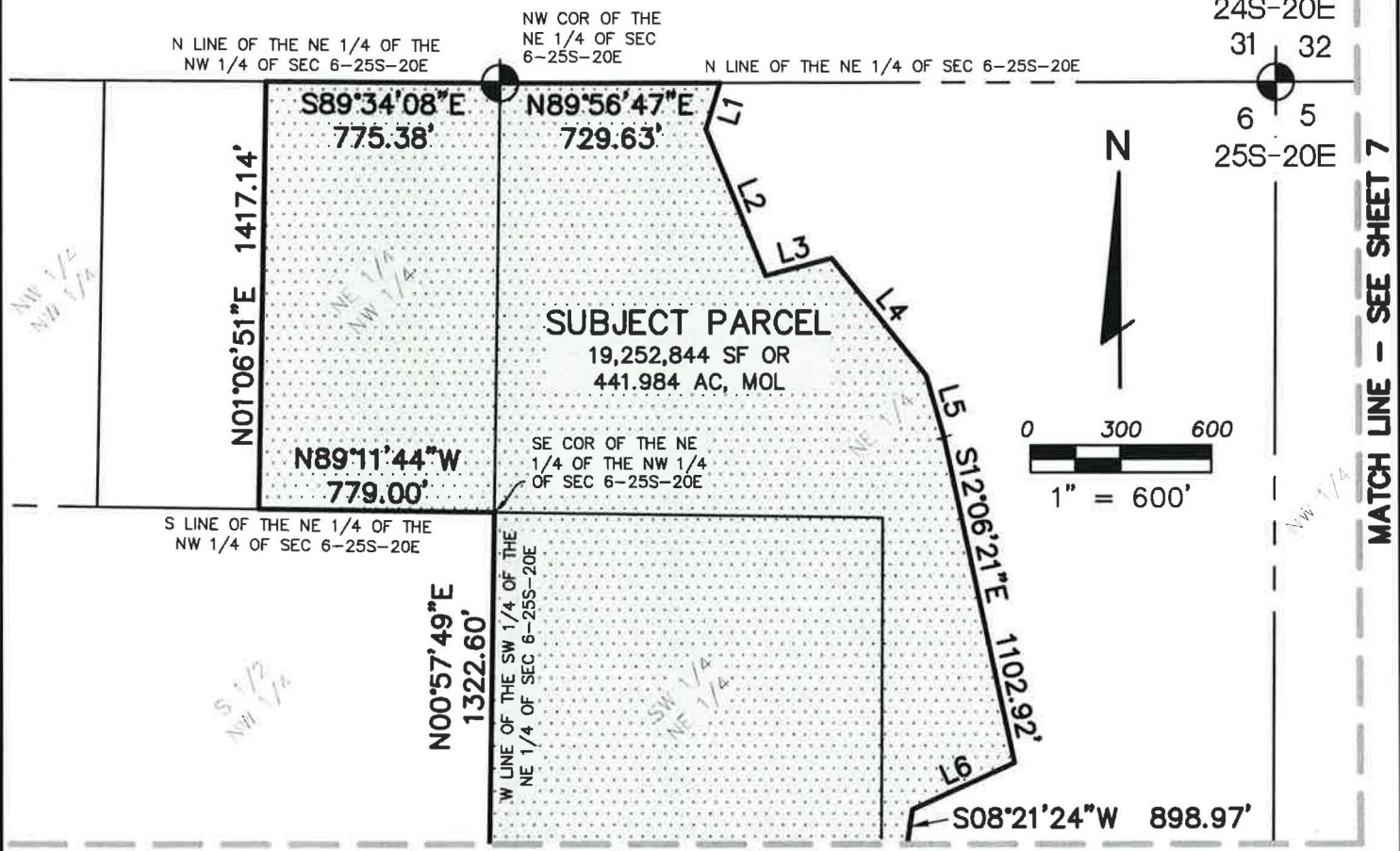
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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

-  = SUBJECT PARCEL (CDD PARCEL)
-  = MPUD PARCEL



**MATCH LINE - SEE SHEET 5**

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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

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JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR KEY MAP AND LEGEND  
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024 PBG

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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

8-23-2024



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— THINK IT. ACHIEVE IT. —



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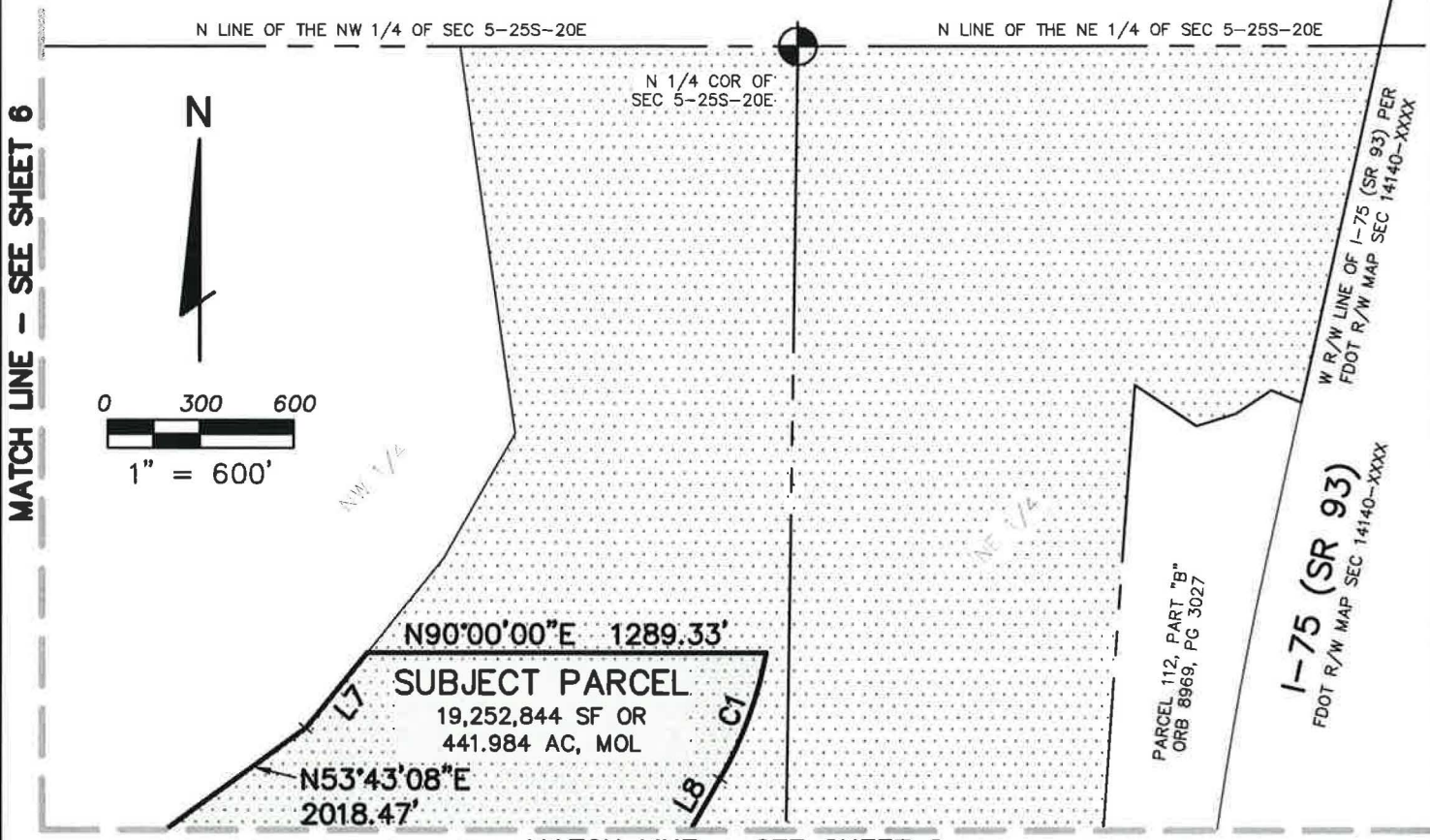
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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

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JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024, RBG



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

8-23-2024

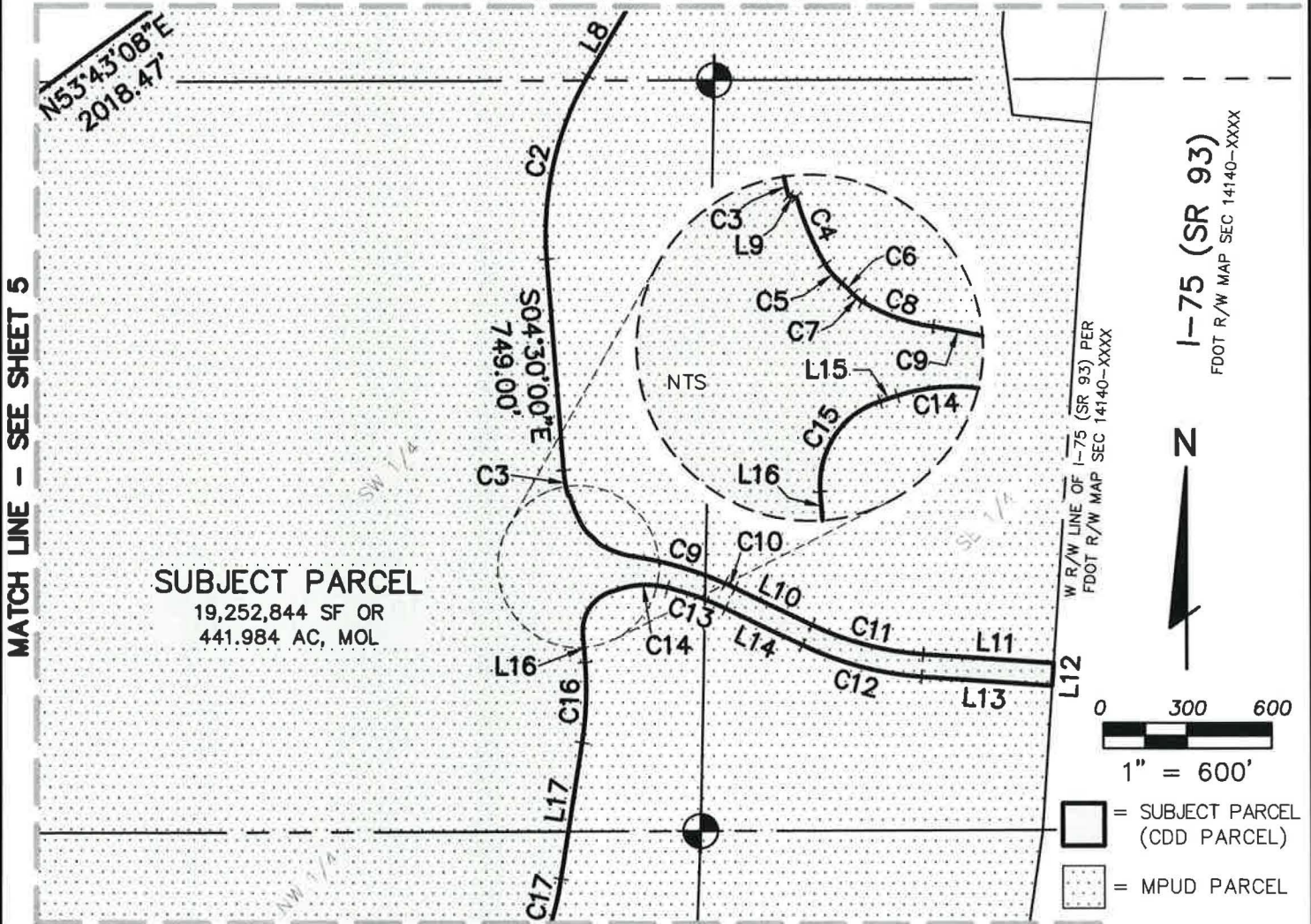
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**MATCH LINE - SEE SHEET 7**



**MATCH LINE - SEE SHEET 9**

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PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

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2022-58A	1168	5, 6, 8	25S	20E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
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REVISION 1: 8-21-2024 PBG



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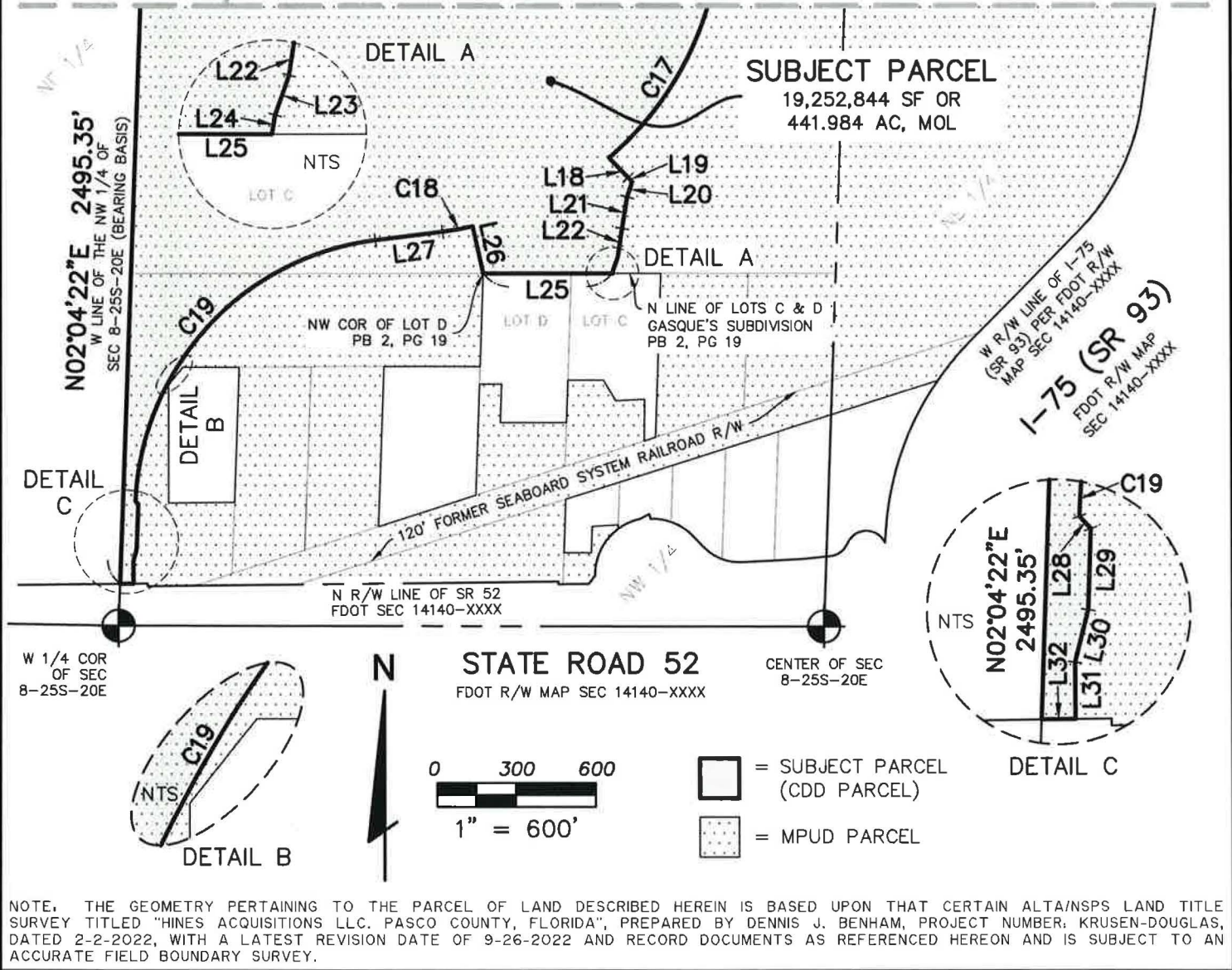
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**SEE SHEET 5**

**MATCH LINE - SEE SHEET 8**



PREPARED FOR: **HINES**

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PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS: 6971  
STATE OF FLORIDA

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**6A**

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

The Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold public hearings on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within unincorporated Pasco County, Florida. The lands to be improved are generally located on the northwest corner of State Road 52 and I-75, and are geographically depicted below and in the Master Engineer's Report, dated January 2025 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$87,560,402.07.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated March 4, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$120,012,973.38 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs

Table with 5 columns: Land Use, Number of Dwelling Units/Square Feet, Total Bond Assessments Apportionment, Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet, Annual Debt Service per Dwelling Unit/1,000 Square Feet. Rows include Residential (TH, MF, SFD 40', SFD 50', Total Residential), Non-Residential (Commercial/Retail, Total Non-Residential), and Total All Land Uses.

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 RESOLUTION NO. 2025-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the KD52 Community Development District No.1 (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or

maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report, dated January 2025, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated March 4, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

- 1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$87,560,402.07 (the "Estimated Cost").
4. The Assessments will defray approximately \$120,012,973.38, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of March, 2025.

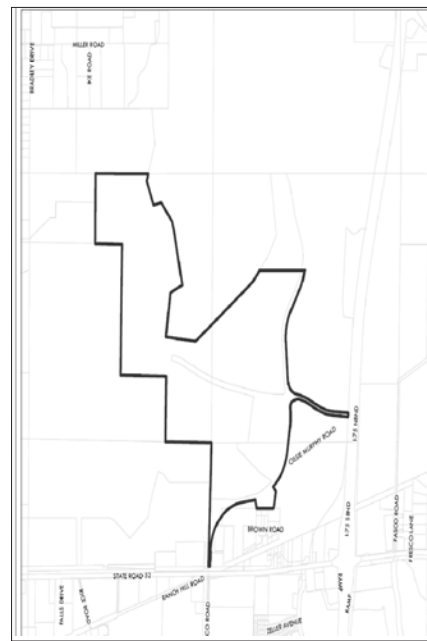
Attest: KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

/s/ Cindy Cerbone Secretary/Assistant Secretary

/s/ Lane Gardner Chair /Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated January 2025

Exhibit B: Master Special Assessment Methodology Report, dated March 4, 2025



March 21, 28, 2025

25-00533P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the KD52 Community Development District No. 2 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

March 21, 28; April 4, 11, 2025

25-00556P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Northridge Community Development District

Notice is hereby given to the public and all landowners within the Northridge Community Development District (the "District"), comprised of approximately 153.24 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: April 14, 2025
Time: 11:00 a.m.
Place: Springhill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at brian.lamb@inframark.com or by phone at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Brian Lamb, District Manager

March 21, 28, 2025

25-00531P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Premier FC located at 11514 Pyramid Drive in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2025. Novica Maric CEO

March 21, 2025 25-00537P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NXT Level Training located at 11514 Pyramid Drive in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2025. Novica Maric CEO

March 21, 2025 25-00538P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BT Painting located at 5428 VILLA DESTA CT in the City of WESLEY CHAPEL, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of March, 2025. Blake Tollefson

March 21, 2025 25-00536P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Judith Elissa Anderson will on April 14, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1981 HONE Travel TR, VIN 8130092, TITLE 19498676 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, March 21, 28, 2025 25-00548P



--- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE**  
**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**NOTICE OF REGULAR MEETING OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**

The Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold public hearings on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within unincorporated Pasco County, Florida. The lands to be improved are generally located on the northwest corner of State Road 52 and I-75, and are geographically depicted below and in the Master Engineer's Report, dated January 2025 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$87,560,402.07.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated March 4, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$120,012,973.38 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

**Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs**

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	230	\$16,817,415.04	\$73,119.20	\$6,909.56
MF	680	\$33,147,368.77	\$48,746.13	\$4,606.38
SFD 40'	186	\$18,133,560.56	\$97,492.26	\$9,212.75
SFD 50'	411	\$50,086,649.13	\$121,865.33	\$11,515.94
<b>Total Residential</b>	<b>1,507</b>	<b>\$118,184,993.49</b>		
<b>Non-Residential</b>				
Commercial/Retail	20,000	\$1,827,979.90	\$91,398.99	\$8,636.96
<b>Total Non-Residential</b>	<b>20,000</b>	<b>\$1,827,979.90</b>		
<b>Total All Land Uses</b>		<b>\$120,012,973.38</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**RESOLUTION NO. 2025-30**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (the "Board") of the KD52 Community Development District No. 1 (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or

maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report, dated January 2025, attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated March 4, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$87,560,402.07 (the "Estimated Cost").
- The Assessments will defray approximately \$120,012,973.38, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.
- PASSED AND ADOPTED this 4th day of March, 2025.

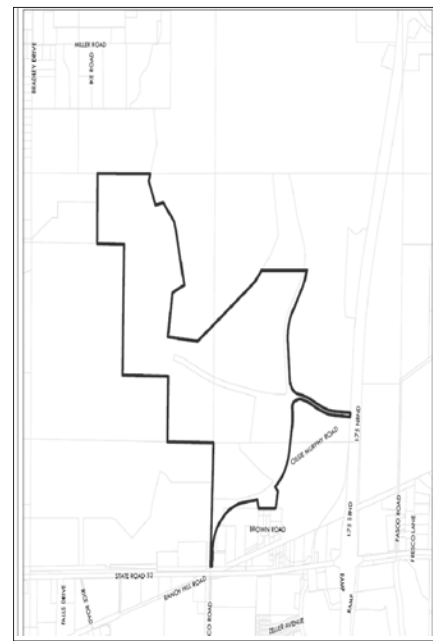
**Attest:** **KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**

/s/ Cindy Cerbone  
 Secretary/Assistant Secretary

/s/ Lane Gardner  
 Chair /Vice Chair, Board of Supervisors

**Exhibit A:** Engineer's Report, dated January 2025

**Exhibit B:** Master Special Assessment Methodology Report, dated March 4, 2025



March 21, 28, 2025

25-00533P

SECOND INSERTION

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2**  
**NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the KD52 Community Development District No. 2 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
 March 21, 28; April 4, 11, 2025

25-00556P

SECOND INSERTION

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the KD52 Community Development District No. 1 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
 March 21, 28; April 4, 11, 2025

25-00555P

SECOND INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Northridge Community Development District**

Notice is hereby given to the public and all landowners within the Northridge Community Development District (the "District"), comprised of approximately 153.24 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: April 14, 2025  
 Time: 11:00 a.m.  
 Place: Springhill Suites by Marriott Tampa Suncoast Parkway  
 16615 Crosspointe Run  
 Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at brian.lamb@inframark.com or by phone at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb, District Manager  
 March 21, 28, 2025

25-00531P

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**6B**


STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the KD52 Community Development District No. 2.
3. Among other things, my duties include preparing and transmitting correspondence relating to the KD52 Community Development District No. 2.
4. I do hereby certify that on March 14, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the KD52 Community Development District No. 2 of their rights under Chapters 170 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**


  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 14<sup>th</sup> day of March 2025, by Curtis Marcoux, for Wrathell Hunt and Associates, LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.



**DAPHNE GILLYARD**  
Notary Public  
State of Florida  
Comm# HH390392  
Expires 8/20/2027

NOTARY PUBLIC

  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: HH390392  
My Commission Expires: 8/20/2027

**EXHIBIT A:** Copies of Forms of Mailed Notices  
**EXHIBIT B:** List of Addressees

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Adult Signature Restricted Delivery \$

Postage \$

**Total** \$

Sent To \$

Street \$

City, State \$

**MULANDCO LIQUIDATING COMPANY LLC**  
**1414 W SWANN AVE STE 100**  
**TAMPA, FL 33606**

WOODLAND STATION  
 BOCA RATON, FL  
 MAR 14 2025  
 33431-115PS

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total** \$

Sent To \$

Street \$

City, State \$

**MULANDCO LIQUIDATING COMPANY LLC**  
**845 TEXAS AVENUE SUITE 3300**  
**HOUSTON, TX 77002**

WOODLAND STATION  
 BOCA RATON, FL  
 MAR 14 2025  
 33431-115PS

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total Post** \$

Sent To \$

Street and \$

City, State \$

**SF LANDCO LIQUIDATING COMPANY LLC**  
**845 TEXAS AVENUE SUITE 3300**  
**HOUSTON, TX 77002**

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total** \$

Sent \$

Street \$

City, State \$

**SF LANDCO LIQUIDATING COMPANY LLC**  
**1414 W SWANN AVE STE 100**  
**TAMPA, FL 33606**

WOODLAND STATION  
 BOCA RATON, FL  
 MAR 14 2025  
 33431-115PS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**KD52 Community Development District No. 1**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

March 14, 2025

**Via First Class U.S. Mail**

MULANDCO LIQUIDATING COMPANY LLC  
1414 W SWANN AVE STE 100  
TAMPA, FL 33606

**RE:   *KD52 Community Development District No. 1 (“District”)***  
***Notice of Hearings on Debt Special Assessments***  
***See attached Legal Description***

Dear Property Owner:

You are receiving this notice because the Pasco County Property Appraiser’s records indicate that you are a property owner within the District. The property being subject to this notice is more particularly described by the legal description enclosed with this letter. In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

**NOTICE OF PUBLIC HEARINGS**

---

DATE:	April 15, 2025
TIME:	1:00 p.m.
LOCATION:	Hampton Inn and Suites by Hilton Tampa/Wesley Chapel 2740 Cypress Ridge Blvd. Wesley Chapel, Florida 33544

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) and adoption of an assessment roll to secure proposed bonds on benefited lands within the District (“**Lands**”), and to provide for the levy, collection and enforcement of the Debt Assessments. The purpose of any such Debt Assessments is to secure the proposed bonds to be issued by the District to finance certain public infrastructure improvements (“**Project**”), generally consisting of roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure, benefitting the Lands within the District. The Project is described in more detail in the *Engineer’s Report*, dated January 2025 (“**Engineer’s Report**”). The Debt Assessments are proposed to be levied as an assessment lien and allocated to the benefitted lands as set forth in the *Master Special Assessment Methodology Report*, dated March 4, 2025 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A meeting of the District will also be held where

the Board may consider any other business that may properly come before it. Please refer to **Exhibit A** enclosed herein for additional information related to the public hearings and meeting.

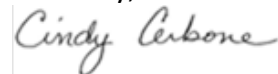
The District is located entirely within unincorporated Pasco County, Florida. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410. Also, a copy of the agendas and other documents referenced herein may be obtained from the District’s Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone  
District Manager

**EXHIBIT A**  
**Summary of Proposed Debt Assessments**

1. **Proposed Debt Assessments and Total Revenue.** The total revenues the District will collect by the Debt Assessments is **\$120,012,973.38**. The proposed Debt Assessments and Total Revenue are as follows:

**Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs**

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
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SFD 50'	411	\$50,086,649.13	\$121,865.33	\$11,515.94
<b>Total Residential</b>	1,507	\$118,184,993.49		
<b>Non-Residential</b>				
Commercial/Retail	20,000	\$1,827,979.90	\$91,398.99	\$8,636.96
<b>Total Non-Residential</b>	20,000	\$1,827,979.90		
<b>Total All Land Uses</b>		<b>\$120,012,973.38</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

2. **Unit of Measurement.** As described in the Assessment Report, the Debt Assessments will be initially allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit (“ERU”) basis at the time that such property is platted or subject to a site plan or sold.
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## LEGAL DESCRIPTION

**KD52 Community Development District No. 1**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

March 14, 2025

**Via First Class U.S. Mail**

MULANDCO LIQUIDATING COMPANY LLC  
845 TEXAS AVENUE SUITE 3300  
HOUSTON, TX 77002

**RE:*****KD52 Community Development District No. 1 (“District”)  
Notice of Hearings on Debt Special Assessments  
See attached Legal Description***

Dear Property Owner:

You are receiving this notice because the Pasco County Property Appraiser’s records indicate that you are a property owner within the District. The property being subject to this notice is more particularly described by the legal description enclosed with this letter. In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

**NOTICE OF PUBLIC HEARINGS**

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DATE:	April 15, 2025
TIME:	1:00 p.m.
LOCATION:	Hampton Inn and Suites by Hilton Tampa/Wesley Chapel 2740 Cypress Ridge Blvd. Wesley Chapel, Florida 33544

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) and adoption of an assessment roll to secure proposed bonds on benefited lands within the District (“**Lands**”), and to provide for the levy, collection and enforcement of the Debt Assessments. The purpose of any such Debt Assessments is to secure the proposed bonds to be issued by the District to finance certain public infrastructure improvements (“**Project**”), generally consisting of roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure, benefitting the Lands within the District. The Project is described in more detail in the *Engineer’s Report*, dated January 2025 (“**Engineer’s Report**”). The Debt Assessments are proposed to be levied as an assessment lien and allocated to the benefitted lands as set forth in the *Master Special Assessment Methodology Report*, dated March 4, 2025 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A meeting of the District will also be held where

the Board may consider any other business that may properly come before it. Please refer to **Exhibit A** enclosed herein for additional information related to the public hearings and meeting.

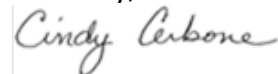
The District is located entirely within unincorporated Pasco County, Florida. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410. Also, a copy of the agendas and other documents referenced herein may be obtained from the District’s Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone  
District Manager

**EXHIBIT A**  
**Summary of Proposed Debt Assessments**

1. **Proposed Debt Assessments and Total Revenue.** The total revenues the District will collect by the Debt Assessments is **\$120,012,973.38**. The proposed Debt Assessments and Total Revenue are as follows:

**Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs**

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\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

2. **Unit of Measurement.** As described in the Assessment Report, the Debt Assessments will be initially allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit (“ERU”) basis at the time that such property is platted or subject to a site plan or sold.
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**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

March 14, 2025

**Via First Class U.S. Mail**

SF LANDCO LIQUIDATING COMPANY LLC  
1414 W SWANN AVE STE 100  
TAMPA, FL 33606

**RE:   *KD52 Community Development District No. 1 (“District”)***  
***Notice of Hearings on Debt Special Assessments***  
***See attached Legal Description***

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You are receiving this notice because the Pasco County Property Appraiser’s records indicate that you are a property owner within the District. The property being subject to this notice is more particularly described by the legal description enclosed with this letter. In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

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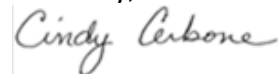
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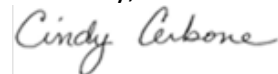
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## LEGAL DESCRIPTION

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land lying in Sections 5, 6 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N89°08'49"W, along the South line of the Southeast 1/4, of the Southeast 1/4 of said Section 6, for 1,312.49 feet, to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence N00°58'55"E, along the West line of said Southeast 1/4, of the Southeast 1/4 of Section 6, for 1,327.22 feet, to the Southeast corner of the Northwest 1/4 of said Southeast 1/4 of Section 6; thence N89°11'43"W, along the South line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,313.41 feet, to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 6; thence N00°56'33"E, along the West line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,326.12 feet, to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence N00°57'49"E, along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 6, for 1,322.60 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence N89°11'44"W, along the South line of said Northeast 1/4 of the Northwest 1/4 of Section 6, for 779.00 feet; thence leaving said South line of the Northeast 1/4 of the Northwest 1/4 of Section 6, N01°06'51"E, for 1,417.14 feet, to the point of intersection with the North line of said Northeast 1/4 of the Northwest 1/4 of Section 6; thence S89°34'08"E, along said North line of the Northeast 1/4 of the Northwest 1/4 of Section 6, for 775.38 feet, to the Northwest corner of said Northeast 1/4 of Section 6; thence N89°56'47"E, along the North line of said Northeast 1/4 of Section 6, for 729.63 feet; thence leaving said North line of the Northeast 1/4 of Section 6, S17°34'53"W, for 160.67 feet; thence S22°21'26"E, for 524.19 feet; thence N75°16'46"E, for 226.35 feet; thence S38°20'27"E, for 497.57 feet; thence S16°03'01"E, for 211.58 feet; thence S12°06'21"E, for 1,102.92 feet; thence S65°24'42"W, for 373.63 feet; thence S08°21'24"W, for 898.97 feet; thence S83°52'13"E, for 852.32 feet; thence N53°43'08"E, for 2,018.47 feet; thence N39°21'50"E, for 314.81 feet; thence N90°00'00"E, for 1,289.33 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of N79°38'29"W, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing S20°25'45"W, for 433.66 feet, to the point of tangent; thence S30°30'00"W, for 460.36 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing S13°00'00"W, for 665.16 feet, to the point of tangent; thence S04°30'00"E, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing S10°02'40"E, for 91.01 feet, to the point of intersection with a non-tangent line; thence S80°32'04"E, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Northeasterly; thence Southeasterly along the arc of said curve, with a radial bearing of N74°03'54"E, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing S23°22'22"E, for 120.39 feet, to the point of compound curvature of a curve concave

[CONTINUED ON SHEET 2]

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 1: 8-21-2024 RBG
<b>2022-58A</b>	<b>1168</b>	<b>5, 6, 8</b>	<b>25S</b>	<b>20E</b>	



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH STATE OF

**8-23-2024**

**JARED T. PACENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 15 6971  
STATE OF FLORIDA

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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 1]

Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing S41°28'28"E, for 42.56 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing S46°47'12"E, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing S50°24'39"E, for 20.28 feet, to the point of compound curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing S70°49'06"E, for 124.87 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, with a radial bearing of S09°02'45"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing S73°17'36"E, for 332.04 feet, to the point of intersection with a non-tangent curve, concave Southwesterly; thence Southeasterly along the arc of said curve, with a radial bearing of S23°36'44"W, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing S65°26'38"E, for 39.53 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing S75°17'12"E, for 408.74 feet, to the point of tangent; thence S86°04'23"E, for 459.34 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence S03°54'41"W, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.36 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing N75°17'12"W, for 438.68 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing N70°00'49"W, for 215.22 feet, to the point of compound curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing S88°14'11"W, for 171.12 feet, to the point of tangent; thence S72°00'00"W, for 30.26 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing S33°45'00"W, for 180.78 feet, to the point of tangent; thence S04°30'00"E, for 100.34 feet, to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing S02°15'18"W, for 284.18 feet, to the point of intersection with a non-tangent line; thence S09°00'00"W, for 488.00 feet, to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 1,208.00 feet, a

[CONTINUED ON SHEET 3]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5, 6, 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR KEY MAP AND LEGEND  
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024 JRC



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PROFESSIONAL SURVEYOR AND MAPPER  
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STATE OF FLORIDA

8-23-2024

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[CONTINUED FROM SHEET 2]

central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing S29°17'23"W, for 837.79 feet, to the point of intersection with a non-tangent line; thence S44°10'02"E, for 103.31 feet; thence S41°27'20"E, for 22.04 feet; thence S18°15'20"W, for 60.63 feet; thence S09°19'49"W, for 119.58 feet; thence S08°49'59"W, for 109.27 feet; thence S19°29'37"W, for 56.19 feet; thence S09°43'34"W, for 8.48 feet, to the point of intersection with the North line of the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida, same being the point of intersection with the North line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the North line of said LOT C and the North line of LOT D, according to said plat of GASQUE'S SUBDIVISION, respectively, for 486.54 feet, to the Northwest corner of said LOT D; thence leaving said North line of the plat of GASQUE'S SUBDIVISION, N12°45'17"W, for 181.98 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N12°46'25"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing S80°01'15"W, for 117.69 feet, to the point of intersection with a non-tangent line; thence S82°46'39"W, for 254.87 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing S42°42'26"W, for 1,336.38 feet, to the point of intersection with a non-tangent line; thence S41°58'44"E, for 15.75 feet; thence S02°00'41"W, for 167.17 feet; thence S14°13'04"W, for 50.48 feet; thence S00°16'45"E, for 83.49 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to said FDOT Right-of-Way map, Section 14140-XXXX; thence S89°20'40"W, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the point of intersection with the West line of the Northwest 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence leaving said North Right-of-Way line of STATE ROAD 52, N02°04'22"E, along said West line of Northwest 1/4 of Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the POINT OF BEGINNING.

Containing 19,252,844 square feet or 441.984 acres, more or less.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

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SHEET DESCRIPTION:

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JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5, 6, 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 1: 8-21-2024-PBG



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**8-23-2024**  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS  
KD52 Community Development District No. 1 &  
KD52 Community Development District No. 2

ENGINEER:

CLEARVIEW LAND DESIGN, P.L.  
3010 W. Azele St., Suite 150  
Tampa, FL 33609

January 2025

## KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 & NO. 2

### ENGINEER'S REPORT

#### 1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP, for the KD52 Community Development District No. 1 ("District No. 1") and No. 2 ("District No. 2" and together with District No. 1, the "Districts").

#### 2. GENERAL SITE DESCRIPTION

The Districts consist of approximately 789 acres of land (District No. 1 consisting of approximately 442 acres and District No. 2 consisting of approximately 347 acres) and are located entirely within Pasco County, Florida (the "County"). The site is generally located on the northwest corner of State Road 52 and Interstate 75.

#### 3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the Districts. The following chart shows the planned product types for the District:

##### PRODUCT TYPES – District No. 1

Product Type	Product Size	Total Units / Area	Area
Single Family Detached	40' wide	186	47 Ac.
Single Family Detached	50' wide	411	103 Ac.
Townhouses (For Rent)		200	30 Ac.
Townhouses (Fee Simple)		30	5 Ac.
Multi-Family Apartments		680	22 Ac.
Commercial/Retail		20,000 SF	2 Ac.
<b>Totals</b>		<b>1,507 Units / 20,000 SF</b>	

##### PRODUCT TYPES – District No. 2

Product Type	Product Size	Total Units / Area	Area
Townhouses (Fee Simple)		24	7 Ac.
Commercial/Retail		284,000 SF	45 Ac.
Light Industrial		1,900,000	175 Ac.
<b>Totals</b>		<b>24 Units / 2,184,000 SF</b>	

The public infrastructure for the CIP is as follows:

**Roadway Improvements:**

The CIP includes internal, local roads (“local roads”) and collector roads within the District. Generally, all local roads will be 2-lane un-divided roads. Collector roads will be a combination of 4-lane divided and 2-lane undivided roads. All roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage, roadway parking, and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders on all subdivision roads. All roads will be designed in accordance with County standards.

Both local roads and collector roads may be financed by the District. The District anticipates owning and operating all local roads within the District. The County will own Old Pasco Road and Pasco Road, which are the main north-south and east-west County collector roads that bisect the Districts. Alternatively, the landowner may elect to finance directly or provide an alternate source of funding for the internal local roads, gate them, and turn them over to a homeowner’s association for ownership, operation and maintenance (in such an event, the Districts would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

**Stormwater Management System:**

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, drainage pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from lands within the Districts. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. District No. 1 will finance, own, operate and maintain the stormwater system.

NOTE: No private earthwork is included in the CIP.

**Water and Wastewater Utilities:**

As part of the CIP, the Districts intend to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Wastewater improvements for the CIP will include an onsite gravity collection system, offsite and onsite force main and onsite a lift stations.

The water and wastewater collection systems for the Districts will be constructed and/or acquired by the Districts and then dedicated to a local, public utility provider for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

### **Perimeter Hardscape, Landscape, and Irrigation:**

The Districts will construct and/or install landscaping, irrigation and hardscaping outside of any gated areas. Such improvements will, at a minimum, meet or exceed any local design requirements.

All such perimeter landscaping, irrigation and hardscaping will be owned, maintained and funded by the Districts. Such infrastructure, to the extent that it is located in rights-of-way outside of the boundaries of the Districts and owned by a local general purpose government, will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems located within gated areas would not be financed by District No. 1 and instead would be privately installed and maintained.

### **Streetlights / Undergrounding of Electrical Utility Lines**

The Districts intends to lease street lights through an agreement with a local utility provider and will fund the street lights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

### **Recreational Amenities:**

As part of the overall development, the landowner may privately fund a recreational clubhouse and other amenities, and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. Such recreational amenities are not included in the CIP. Any such amenities are considered common elements for the exclusive benefit of the landowners.

### **Environmental Conservation/Mitigation**

The District will own and maintain existing, onsite conservation areas.

### **Off-Site Improvements**

Offsite improvements include water and wastewater main extensions along SR 52 and the existing portion of Old Pasco Road, improvements to State Road 52 and the extension of Pasco Road, including drainage and utility infrastructure, east of I-75.

NOTE: In the event that impact fee credits are generated, or cost sharing is available, from any roadway, utilities or other improvements funded by the District, any such credits, or cost-sharing, if any, will be the subject of an acquisition agreement between the applicable landowner and the Districts.

## **Professional Services**

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

### **4. PERMITTING/CONSTRUCTION COMMENCEMENT**

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

<b>Project Name</b>	<b>Permit Description</b>	<b>Permit No.</b>	<b>Approval Date</b>	<b>Expiration Date</b>
KD52 MPUD	MPUD	No. 7712	May 7, 2024	December 31, 2035
KD52 Phase 1	Master Water and Sewer Plan	PCU# 23-112.01.A.1	April 23, 2024	
SR 52 at Levi Loop/Old Tampa Bay Dr.	FDOT Access Management Review Committee (AMRC)	2023-A-798-00057	October 25, 2023	
Hines SR 52	Formal Wetlands Jurisdiction	43047110.001	September 22, 2023	October 6, 2028
Kinfield Phase 1 Spine Roads	Pasco County Site Permit	SITEPLN-2024-00213	Pending	
Kinfield Phase 1 Spine Roads	SWFWMD Environmental Resource Permit	908097	Pending	
Kinfield Phase 1 Spine Roads	Pasco Utilities Letter of Commitment	PCU#23-112.02.A.1	February 20, 2025	February 19, 2026
Kinfield Phase 1 Spine Roads	FDEP Water System Permit		Pending	
Kinfield Phase 1 Spine Roads	FDEP Wastewater System Permit		Pending	
Kinfield Phase 1 Spine Roads	Gopher Tortoise Permit		Pending	
Kinfield Phase 1 Spine Roads	ACOE Nationwide Permit		Pending	

## 5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents, among other things, a cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

### CIP COST ESTIMATE

<b>Improvement</b>	<b>Estimated Master Cost (Districts)</b>	<b>Estimated Costs (District No. 1 Only)</b>	<b>Financing Entity</b>	<b>Operation &amp; Maintenance Entity</b>
Collector Roadways	\$8,322,200		CDD	Pasco County
Master Water and Sewer Utilities	5,834,310		CDD	Pasco County
Stormwater Management, Drainage & Earthwork (excluding lots)	\$12,334,775		CDD	CDD
Landscape, Hardscape & Irrigation – Master Roadways	\$4,900,000		CDD	CDD
Residential Roads		\$16,500,000	CDD	CDD
Water / Wastewater – Residential Roads		\$11,000,000	CDD	Pasco County
Landscape, Hardscape & Irrigation – Residential Roadways		\$5,000,000	CDD	CDD
Multi-Family Spine Road		\$1,000,000	CDD	CDD
Offsite Roadway – SR 52 Widening	\$7,500,000		CDD	FDOT
Offsite Roadway – Pasco Road	\$2,381,543		CDD	Pasco County
Offsite Water and Sewer – Old Pasco Road / SR 52 Extensions	\$17,175,000		CDD	Pasco County
Offsite Utilities – Pasco Road	\$263,900		CDD	Pasco County
Permitting	\$150,000	\$200,000	CDD	n/a
Professional Services	\$5,871,173	\$3,350,000	CDD	N/A
Contingency	\$8,806,759	\$5,025,000	CDD	N/A
<b>TOTAL</b>	<b>\$73,539,660</b>	<b>\$42,075,000</b>		
<b>GRAND TOTAL (Districts)</b>	<b>\$115,614,660</b>			

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The landowner reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP or financed by the Districts.
- c. District No. 1 may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

## 6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the Districts are located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar to all lands within the Districts. The general public, property owners outside of the Districts, and property outside the Districts will benefit from the provisions of the Districts' CIP; however, these are incidental to the Districts' CIP, which is designed solely to provide special benefits peculiar to property within the Districts. Special and peculiar benefits accrue to property within the Districts and enables properties within the Districts to be developed.

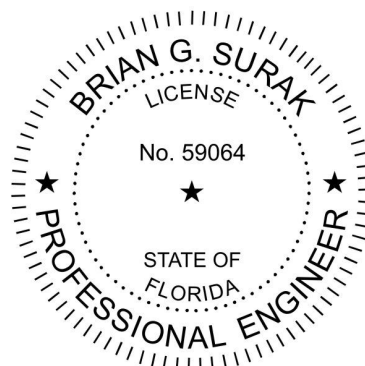
The CIP will be owned by the Districts or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the Districts. All of the CIP is or will be located on lands owned or to be owned by the Districts or another governmental entity or on perpetual easements in favor of the Districts or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The Districts will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the Districts, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the Districts, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

---

Brian G. Surak, P.E.                      01/15/2025  
FL License No. 59064

**This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.**



# KD52 COMMUNITY DEVELOPMENT DISTRICT No. 1 & No. 2

Master Special Assessment  
Methodology Report

March 4, 2025



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

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Website: [www.whhassociates.com](http://www.whhassociates.com)

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the KD52 Community Development District No. 1 ("District No. 1") and KD52 Community Development District No. 2 ("District No. 2" and together with District No. 1, the "Districts"), located in Pasco County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the Districts.

### **1.2 Scope of the Report**

This Report presents the projections for financing the Districts' Capital Improvement Plan (the "CIP") as described in the Master Engineer's Report developed by Clearview Land Design, P.L. (the "Districts' Engineer") dated January 2025 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

### **1.3 Special Benefits and General Benefits**

The public infrastructure improvements undertaken and funded by the Districts as part of the CIP create special and peculiar benefits, different in kind and degree from the general and incidental benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the Districts. The Districts' CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the Districts will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the Districts. Properties outside of the Districts are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Districts properties receive compared to those lying outside of the Districts' boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the Districts developable

and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the Districts to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Organization of the Report**

*Section Two* describes the property uses as proposed by the Landowner, as defined below.

*Section Three* provides a summary of the CIP as determined by the District Engineer.

*Section Four* discusses the financing program for the Districts.

*Section Five* introduces the special assessment methodology for the Districts.

### **2.0 Land Use Program**

#### **2.1 Overview**

The Districts will serve the KD52 property (the "Development"), a master planned, mixed-use development located in Pasco County, Florida. The District No. 1 currently consists of approximately 441.984 +/- acres and District No. 2 currently consists of approximately 346.784 +/- acres for a total of 788.768 +/- acres and both Districts are generally located on the northwest corner of State Road 52 and Interstate 75.

#### **2.2 The Land Use Program**

The development of KD52 is anticipated to be conducted by the owner of the lands within the District or an affiliated entity (the "Landowner"). Based upon the information provided by the Landowner and the Districts' Engineer, the current development plan for District No. 1 envisions a total of 1,507 residential dwelling units and 20,000 SF of commercial/retail, while the current development plan for District No. 2 envisions a total of 24 residential dwelling units, 284,000 SF of commercial/retail, and 1,900,000 SF of light industrial for a total of 1,531 residential dwelling units, 1,900,000 SF of light industrial, and 304,000 SF of commercial/retail although land use types and unit numbers may change throughout the development

period. Table 1 in the *Appendix* illustrates the development plan for the Districts.

### **3.0 The CIP**

#### **3.1 Overview**

The public infrastructure costs to be funded by the Districts are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the Districts under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

#### **3.2 The Capital Improvement Plan**

The CIP needed to serve the Development is projected to consist of master improvements which will serve and benefit all of the lands in the Districts (the "Master Improvements") and improvements which will serve and benefit all of the lands in District No. 1 (the "District No. 1 Improvements"). The Districts, however, reserve the right to create further assessment areas to coincide with the phases of development. The CIP of Master Improvements will consist of, but not limited to, collector roadways, master water and sewer utilities, stormwater management, drainage & earthwork (excluding lots), landscape, hardscape & irrigation of master roadways, offsite roadway widening SR 52, offsite roadway for Pasco Road, offsite water and sewer for Old Pasco Road and SR 52 extensions, offsite utilities for Pasco Road, permitting, professional services, and contingencies as set forth in more detail in the Engineer's Report. The cost of the Master Improvements is estimated to total approximately \$73,539,660. The public infrastructure improvements that comprise the Master Improvements will serve and provide benefit to all land uses in both Districts and will comprise an interrelated system of improvements, which means all of improvements will serve both Districts and improvements will be interrelated such that they will reinforce one another.

The District No. 1 Improvements will consist of, but not limited to, residential roads, water/wastewater of residential roads, landscape, hardscape & irrigation of residential roadways, multi-family spine road, permitting, professional services, and contingencies as set forth in more detail in the Engineer's Report. The cost of the District No. 1 Improvements is estimated to total approximately \$42,075,000. The public infrastructure improvements that comprise the District No.

1 Improvements will serve and provide benefit to all land uses in District No. 1 and will comprise an interrelated system of improvements, which means all of improvements will serve District No. 1 and improvements will be interrelated such that they will reinforce one another.

At the time of this writing, the total cost of the public infrastructure improvements is estimated to total approximately \$115,614,660. Table 2 in the *Appendix* illustrates the specific components of the CIP.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the Districts are embarking on a program of capital improvements which will facilitate the development of lands within the Districts. Generally, construction of public improvements is either funded by the Landowner and then acquired by the Districts or funded directly by the Districts. The Districts maintain complete flexibility to construct or acquire the public infrastructure.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the CIP as described in *Section 3.2* in one financing transaction, the Districts would have to issue approximately \$158,465,000 in par amount of special assessment bonds (the "Bonds") as illustrated in Table 3 in the *Appendix*.

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the Districts and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

### **4.2 Types of Bonds Proposed**

The proposed financing plan for the Districts provides for the issuance of the Bonds in the approximate principal amount of \$158,465,000 to finance approximately \$115,614,660 in CIP costs. The Bonds of each series as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and

principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the CIP, the Districts would need to borrow more funds and incur indebtedness in the total amount of approximately \$158,465,000. The difference is comprised of funding debt service reserves, paying capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

**Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The Districts maintain complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary provided that the principal amount of Bonds that have been validated will not increase.**

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the Bonds provides the Districts with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in Section 3.2 and described in more detail by the Districts' Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the Districts and general benefits accruing to areas outside the Districts but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within the Districts that derive special and peculiar benefits from the CIP. All properties within the Districts that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

### **5.2 Benefit Allocation**

The most current development plan for District No. 1 envisions a total of 1,507 residential dwelling units and 20,000 SF of commercial/retail, while the current development plan for District No. 2 envisions a total of 24 residential dwelling units, 284,000 SF of commercial/retail, and 1,900,000 SF of light industrial for a total of 1,531 residential dwelling units, 1,900,000 SF of light industrial, and

304,000 SF of commercial/retail although land use types and unit numbers may change throughout the development period.

The public infrastructure improvements that comprise the Master Improvements will serve and provide benefit to all land uses in both Districts and will comprise an interrelated system of improvements, which means all of the improvements will serve both Districts and improvements will be interrelated such that they will reinforce one another.

The public infrastructure improvements that comprise the District No. 1 Improvements will serve and provide benefit to all land uses in District No. 1 and will comprise an interrelated system of improvements, which means all of improvements will serve District No. 1 and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in both Districts to be developable, both the public infrastructure improvements that comprise the Master Improvements and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within both Districts will benefit from each infrastructure improvement category of the Master Improvements, as the Master Improvements provide basic infrastructure to all land within both Districts and benefit all land within both District as an integrated system of improvements.

By allowing for the land in District No. 1 to be developable, both the public infrastructure improvements that comprise the District No. 1 Improvements and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within District No. 1 will benefit from each infrastructure improvement category of the District No. 1 Improvements, as the District No. 1 Improvements provide basic infrastructure to all land within District No. 1 and benefit all land within District No. 1 as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the Districts, as without such improvements, the development of the properties within the Districts would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Districts, the Districts will assign or allocate a portion of the Districts' debt through the imposition of non-ad valorem special assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real

and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem special assessment amount levied on that parcel.

The benefit associated with the CIP of the Districts is proposed to be allocated to the different land uses within the Districts in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the Districts based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each land use, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the Districts' improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different land uses from the Districts' improvements. As the development plan associated with the Districts' land is preliminary and subject to change, there is a possibility that certain product types may be created which are not currently contemplated within Table 4 herein. To the extent new product types are designed for development within the Districts' boundaries, by nature of this methodology an ERU factor will be assigned to such product type on the basis of front footage ("FF") using the formula  $FF/50$ .

Table 5 in the *Appendix* presents the apportionment of non-ad valorem special assessments associated with funding the Districts' CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service per unit.

**Amenities.** No Bond Assessments are allocated herein to any private amenities or other common areas planned for the

development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the Districts. If the common elements are owned by the Districts, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

**Government Property.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the Districts.

### 5.3 Assigning Debt

The Bond Assessments will initially be levied on all of the gross acre land in each District. Consequently, the Bond Assessments for District No. 1 will be levied on approximately 441.984 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$120,012,973.38 will be preliminarily levied on approximately 441.984 +/- gross acres at a rate of \$271,532.39 per acre. The Bond Assessments for District No. 2 will be levied on approximately 346.784 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$38,452,026.62 will be preliminarily levied on approximately 346.784 +/- gross acres at a rate of \$110,881.78 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the Districts.

**Transferred Property.** In the event unplatted land is sold to a third party (the "Transferred Property"), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Landowner to that Transferred Property, subject to review by the Districts'

methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the Districts as contemplated herein create special and peculiar benefits to certain properties within the Districts. The Districts' improvements benefit assessable properties within the Districts and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the Districts can be shown to be creating special and peculiar benefits to the property within the Districts. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the Districts developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

#### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of

the methodology described in Section 5.2 across all assessable property within the Districts according to reasonable estimates of the special and peculiar benefits derived from the CIP by different land uses.

Accordingly, no acre or parcel of property within the Districts will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

## **5.6 True-Up Mechanism**

The Districts' assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 4 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the Districts shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the Districts' improvement lien book.
- b. If a Proposed Plat within the Districts has more than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Districts, may allocate additional ERUs/densities for a future bond finance, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat within the Districts has fewer than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the Districts shall require the landowner(s) of the lands encompassed by the Proposed Plat to

pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the Districts' Assessment Consultant, in consultation with the Districts' Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the proposed Development Plan. Prior to any decision by the Districts not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessments installment payable for such lands, and shall constitute part of the Bond Assessments liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The Districts will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the Districts' review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable

and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the Districts' assessment liens and/or true-up obligations. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the Districts. For further detail on the true-up process, please refer to the applicable assessment resolution(s).

### **5.7 Assessment Roll**

The Bond Assessments in the amount of \$158,465,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

### **5.8 Additional Items Regarding Bond Assessments Imposition and Allocation; New Product Types**

This Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the Districts, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the Landowner may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, shall require a payment to satisfy "true-up" obligations. Any amounts contributed by the Landowner to pay down Bond Assessment will not be eligible for "deferred costs,"

if any are provided for in connection with any particular bond issuance.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the Districts to prepare a methodology to fairly allocate the special assessments related to the Districts' CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

# KD52

## Community Development Districts No. 1 & No. 2

### Land Uses for KD52 CDD No. 1

Land Use	Unit of Measurement	Number of Dwelling Units/Square Feet
<b>Residential</b>		
TH	Residential Unit	230
MF	Residential Unit	680
SFD 40'	Residential Unit	186
SFD 50'	Residential Unit	411
<b>Total Residential</b>		<b>1,507</b>
<b>Non-Residential</b>		
Commercial/Retail	Square Feet	20,000
<b>Total Non-Residential</b>		<b>20,000</b>

### Land Uses for KD52 CDD No. 2

Land Use	Unit of Measurement	Number of Dwelling Units/Square Feet
<b>Residential</b>		
TH	Residential Unit	24
MF	Residential Unit	0
<b>Total Residential</b>		<b>24</b>
<b>Non-Residential</b>		
Commercial/Retail	Square Feet	284,000
Light Industrial	Square Feet	1,900,000
<b>Total Non-Residential</b>		<b>2,184,000</b>

Table 2

# KD52

## Community Development Districts No. 1 & No. 2

### Capital Improvement Plan

Improvement	Master Improvements Costs	District No. 1 Improvements Costs	Total Improvements Costs
Collector Roadways	\$8,322,200.00	\$0.00	\$8,322,200.00
Master Water and Sewer Utilities	\$5,834,310.00	\$0.00	\$5,834,310.00
Stormwater Management, Drainage & Earthwork (excluding lots)	\$12,334,775.00	\$0.00	\$12,334,775.00
Landscape, Hardscape & Irrigation – Master Roadways	\$4,900,000.00	\$0.00	\$4,900,000.00
Residential Roads	\$0.00	\$16,500,000.00	\$16,500,000.00
Water / Wastewater – Residential Roads	\$0.00	\$11,000,000.00	\$11,000,000.00
Landscape, Hardscape & Irrigation – Residential Roadways	\$0.00	\$5,000,000.00	\$5,000,000.00
Multi-Family Spine Road	\$0.00	\$1,000,000.00	\$1,000,000.00
Offsite Roadway – SR 52 Widening	\$7,500,000.00	\$0.00	\$7,500,000.00
Offsite Roadway – Pasco Road	\$2,381,543.00	\$0.00	\$2,381,543.00
Offsite Water and Sewer – Old Pasco Road / SR 52 Extensions	\$17,175,000.00	\$0.00	\$17,175,000.00
Offsite Utilities – Pasco Road	\$263,900.00	\$0.00	\$263,900.00
Permitting	\$150,000	\$200,000	\$350,000.00
Professional Services	\$5,871,173	\$3,350,000	\$9,221,173.00
Contingency	\$8,806,759	\$5,025,000	\$13,831,759.00
<b>Total</b>	<b>\$73,539,660.00</b>	<b>\$42,075,000.00</b>	<b>\$115,614,660.00</b>

Table 3

# KD52

## Community Development Districts No. 1 & No. 2

### Preliminary Sources and Uses of Funds for the Bonds

#### Sources

Bond Proceeds:	
Par Amount	\$158,465,000.00
<b>Total Sources</b>	<b>\$158,465,000.00</b>

#### Uses

Project Fund Deposits:	
Project Fund	\$115,614,660.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$14,076,039.23
Capitalized Interest Fund	\$25,354,400.00
	<u>\$39,430,439.23</u>
Delivery Date Expenses:	
Costs of Issuance	\$250,000.00
Underwriter's Discount	\$3,169,300.00
	<u>\$3,419,300.00</u>
Rounding	\$600.77
<b>Total Uses</b>	<b>\$158,465,000.00</b>

#### Financing Assumptions:

Repayment Period After the End of Capitalized Interest Period:	30 Years
Coupon Rate:	8.00%
Length of Capitalized Interest Period:	24 Months
Debt Service Reserve:	Max Annual Debt Service
Underwriter's Discount:	2.00%
Costs of Issuance:	\$250,000

Table 4

# KD52

## Community Development Districts No. 1 & No. 2

Benefit Allocation for KD52 CDD No. 1 & No. 2

Land Use	Number of Dwelling Units/Square Feet	ERU per Unit/1,000 Square Feet	Total ERU
<b>Residential</b>			
TH	254	0.60	152.40
MF	680	0.40	272.00
SFD 40'	186	0.80	148.80
SFD 50'	411	1.00	411.00
<b>Total Residential</b>	<b>1,531</b>		<b>984.20</b>
<b>Non-Residential</b>			
Commercial/Retail	304,000	0.75	228.00
Light Industrial	1,900,000	0.20	380.00
<b>Total Non-Residential</b>	<b>2,204,000</b>		<b>608.00</b>
<b>Total All Land Uses</b>			<b>1,592.20</b>

Benefit Allocation for KD52 CDD No. 1

Land Use	Number of Dwelling Units/Square Feet	ERU per Unit/1,000 Square Feet	Total ERU
<b>Residential</b>			
TH	230	0.60	138.00
MF	680	0.40	272.00
SFD 40'	186	0.80	148.80
SFD 50'	411	1.00	411.00
<b>Total Residential</b>	<b>1,507</b>		<b>969.80</b>
<b>Non-Residential</b>			
Commercial/Retail	20,000	0.75	15.00
<b>Total Non-Residential</b>	<b>20,000</b>		<b>15.00</b>
<b>Total All Land Uses</b>			<b>984.80</b>

Table 5

# KD52

## Community Development Districts No. 1 & No. 2

### Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	230	\$8,736,219.42	\$37,983.56	\$3,589.34
MF	680	\$17,219,215.08	\$25,322.38	\$2,392.90
SFD 40'	186	\$9,419,923.54	\$50,644.75	\$4,785.79
SFD 50'	411	\$26,018,740.43	\$63,305.94	\$5,982.24
<b>Total Residential</b>	<u>1507</u>	\$61,394,098.47		
<b>Non-Residential</b>				
Commercial/Retail	<u>20,000</u>	\$949,589.07	\$47,479.45	\$4,486.68
<b>Total Non-Residential</b>	<u>20,000</u>	\$949,589.07		
<b>Total All Land Uses</b>		<b>\$62,343,687.54</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

### Bond Assessments Apportionment for KD52 CDD No. 2 - Master Costs

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	24	\$911,605.50	\$37,983.56	\$3,589.34
MF	0	\$0.00	0	\$0.00
<b>Total Residential</b>	<u>24</u>	\$911,605.50		
<b>Non-Residential</b>				
Commercial/Retail	284,000	\$13,484,164.75	\$47,479.45	\$4,486.68
Light Industrial	<u>1,900,000</u>	\$24,056,256.36	\$12,661.19	\$1,196.45
<b>Total Non-Residential</b>	<u>2,184,000</u>	\$37,540,421.11		
<b>Total All Land Uses</b>		<b>\$38,452,026.62</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

**Bond Assessments Apportionment for KD52 CDD No. 1 - District No. 1 Costs**

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	230	\$8,081,195.62	\$35,135.63	\$3,320.22
MF	680	\$15,928,153.68	\$23,423.76	\$2,213.48
SFD 40'	186	\$8,713,637.02	\$46,847.51	\$4,426.96
SFD 50'	411	\$24,067,908.69	\$58,559.39	\$5,533.70
<b>Total Residential</b>	1,507	\$56,790,895.01		
<b>Non-Residential</b>				
Commercial/Retail	20,000	\$878,390.83	\$43,919.54	\$4,150.28
<b>Total Non-Residential</b>	20,000	\$878,390.83		
<b>Total All Land Uses</b>		<b>\$57,669,285.84</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

**Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs**

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	230	\$16,817,415.04	\$73,119.20	\$6,909.56
MF	680	\$33,147,368.77	\$48,746.13	\$4,606.38
SFD 40'	186	\$18,133,560.56	\$97,492.26	\$9,212.75
SFD 50'	411	\$50,086,649.13	\$121,865.33	\$11,515.94
<b>Total Residential</b>	1,507	\$118,184,993.49		
<b>Non-Residential</b>				
Commercial/Retail	20,000	\$1,827,979.90	\$91,398.99	\$8,636.96
<b>Total Non-Residential</b>	20,000	\$1,827,979.90		
<b>Total All Land Uses</b>		<b>\$120,012,973.38</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

## **Exhibit "A"**

Bond Assessments in the estimated amount of \$120,012,973.38 are proposed to be levied over the area as described below:

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land lying in Sections 5, 6 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N89°08'49"W, along the South line of the Southeast 1/4, of the Southeast 1/4 of said Section 6, for 1,312.49 feet, to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence N00°58'55"E, along the West line of said Southeast 1/4, of the Southeast 1/4 of Section 6, for 1,327.22 feet, to the Southeast corner of the Northwest 1/4 of said Southeast 1/4 of Section 6; thence N89°11'43"W, along the South line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,313.41 feet, to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 6; thence N00°56'33"E, along the West line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,326.12 feet, to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence N00°57'49"E, along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 6, for 1,322.60 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence N89°11'44"W, along the South line of said Northeast 1/4 of the Northwest 1/4 of Section 6, for 779.00 feet; thence leaving said South line of the Northeast 1/4 of the Northwest 1/4 of Section 6, N01°06'51"E, for 1,417.14 feet, to the point of intersection with the North line of said Northeast 1/4 of the Northwest 1/4 of Section 6; thence S89°34'08"E, along said North line of the Northeast 1/4 of the Northwest 1/4 of Section 6, for 775.38 feet, to the Northwest corner of said Northeast 1/4 of Section 6; thence N89°56'47"E, along the North line of said Northeast 1/4 of Section 6, for 729.63 feet; thence leaving said North line of the Northeast 1/4 of Section 6, S17°34'53"W, for 160.67 feet; thence S22°21'26"E, for 524.19 feet; thence N75°16'46"E, for 226.35 feet; thence S38°20'27"E, for 497.57 feet; thence S16°03'01"E, for 211.58 feet; thence S12°06'21"E, for 1,102.92 feet; thence S65°24'42"W, for 373.63 feet; thence S08°21'24"W, for 898.97 feet; thence S83°52'13"E, for 852.32 feet; thence N53°43'08"E, for 2,018.47 feet; thence N39°21'50"E, for 314.81 feet; thence N90°00'00"E, for 1,289.33 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of N79°38'29"W, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing S20°25'45"W, for 433.66 feet, to the point of tangent; thence S30°30'00"W, for 460.36 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing S13°00'00"W, for 665.16 feet, to the point of tangent; thence S04°30'00"E, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing S10°02'40"E, for 91.01 feet, to the point of intersection with a non-tangent line; thence S80°32'04"E, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Northeasterly; thence Southeasterly along the arc of said curve, with a radial bearing of N74°03'54"E, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing S23°22'22"E, for 120.39 feet, to the point of compound curvature of a curve concave

[CONTINUED ON SHEET 2]

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5, 6, 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 1: 8-21-2024 RBG



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH STATE OF **FLORIDA**

**8-23-2024**

**JARED T. PACENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER **LS 6971**  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 1]

Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing S41°28'28"E, for 42.56 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing S46°47'12"E, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing S50°24'39"E, for 20.28 feet, to the point of compound curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing S70°49'06"E, for 124.87 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, with a radial bearing of S09°02'45"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing S73°17'36"E, for 332.04 feet, to the point of intersection with a non-tangent curve, concave Southwesterly; thence Southeasterly along the arc of said curve, with a radial bearing of S23°36'44"W, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing S65°26'38"E, for 39.53 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing S75°17'12"E, for 408.74 feet, to the point of tangent; thence S86°04'23"E, for 459.34 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence S03°54'41"W, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.36 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing N75°17'12"W, for 438.68 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing N70°00'49"W, for 215.22 feet, to the point of compound curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing S88°14'11"W, for 171.12 feet, to the point of tangent; thence S72°00'00"W, for 30.26 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing S33°45'00"W, for 180.78 feet, to the point of tangent; thence S04°30'00"E, for 100.34 feet, to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing S02°15'18"W, for 284.18 feet, to the point of intersection with a non-tangent line; thence S09°00'00"W, for 488.00 feet, to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 1,208.00 feet, a

[CONTINUED ON SHEET 3]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
<b>2022-58A</b>	<b>1168</b>	<b>5, 6, 8</b>	<b>25S</b>	<b>20E</b>

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR KEY MAP AND LEGEND  
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024 JRC



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STATE OF FLORIDA  
JARED TORATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 2]

central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing S29°17'23"W, for 837.79 feet, to the point of intersection with a non-tangent line; thence S44°10'02"E, for 103.31 feet; thence S41°27'20"E, for 22.04 feet; thence S18°15'20"W, for 60.63 feet; thence S09°19'49"W, for 119.58 feet; thence S08°49'59"W, for 109.27 feet; thence S19°29'37"W, for 56.19 feet; thence S09°43'34"W, for 8.48 feet, to the point of intersection with the North line of the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida, same being the point of intersection with the North line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the North line of said LOT C and the North line of LOT D, according to said plat of GASQUE'S SUBDIVISION, respectively, for 486.54 feet, to the Northwest corner of said LOT D; thence leaving said North line of the plat of GASQUE'S SUBDIVISION, N12°45'17"W, for 181.98 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N12°46'25"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing S80°01'15"W, for 117.69 feet, to the point of intersection with a non-tangent line; thence S82°46'39"W, for 254.87 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing S42°42'26"W, for 1,336.38 feet, to the point of intersection with a non-tangent line; thence S41°58'44"E, for 15.75 feet; thence S02°00'41"W, for 167.17 feet; thence S14°13'04"W, for 50.48 feet; thence S00°16'45"E, for 83.49 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to said FDOT Right-of-Way map, Section 14140-XXXX; thence S89°20'40"W, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the point of intersection with the West line of the Northwest 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence leaving said North Right-of-Way line of STATE ROAD 52, N02°04'22"E, along said West line of Northwest 1/4 of Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the POINT OF BEGINNING.

Containing 19,252,844 square feet or 441.984 acres, more or less.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5, 6, 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 1: 8-21-2024-PBG



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STATE OF FLORIDA  
**8-23-2024**  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

## **Exhibit “A”**

Bond Assessments in the estimated amount of \$38,452,026.62 are proposed to be levied over the area as described below:

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

**NON-RESIDENTIAL PARCEL 1:**

A parcel of land being a portion of Sections 5 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence S02°04'22"W, along the West line of the Northwest 1/4 of said Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence leaving said West line of the Northwest 1/4 of Section 8, N89°20'40"E, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the POINT OF BEGINNING; thence leaving said North Right-of-Way line of STATE ROAD 52, N00°16'45"W, for 83.49 feet; thence N14°13'04"E, for 50.48 feet; thence N02°00'41"E, for 167.17 feet; thence N41°58'44"W, for 15.75 feet, to the point of intersection with a non-tangent curve, concave Southeasterly; thence Northeasterly along the arc of said curve, with a radial bearing of S87°21'48"E, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing N42°42'26"E, for 1,336.38 feet, to the point of tangent; thence N82°46'39"E, for 254.87 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N07°11'04"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing N80°01'15"E, for 117.69 feet, to the point of intersection with a non-tangent line; thence S12°45'17"E, for 181.98 feet, to the Northwest corner of LOT D, same being the Northeast corner of LOT E, both according to the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida; thence S02°08'02"W, along the East line of said LOT E, same being the West line of said LOT D, for 349.80 feet, to the Southeast corner of said LOT E, same being the Northeast corner of LOT G, according to said Plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the South line of said LOT E, same being the North line of said LOT G, for 365.22 feet; thence leaving said South line of LOT E, same being said North line of LOT G, S02°08'02"W, for 603.72 feet, to the point of intersection with the South line of said LOT G, same being the Northerly line of the former Seaboard System Railroad Right-of-Way; thence N72°10'34"E, along said South line of LOT G, same being said Northerly line of the former Seaboard System Railroad Right-of-Way, for 388.27 feet, to the Southeast corner of said LOT G, same being the Southwest corner of said LOT D; thence N02°08'02"E, along the East line of said LOT G, same being said West line of LOT D, for 418.88 feet; thence leaving said East line of LOT G, same being said West line of LOT D, N89°53'36"E, for 83.61 feet; thence S02°08'02"W, for 146.31 feet; thence N89°57'31"E, for 249.73 feet, to the point of intersection with the East line of said LOT D, same being the West line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence N02°00'59"E, along said East line of LOT D, same being said West line of LOT C, for 160.49 feet; thence leaving said East line of LOT D, same being said West line of LOT C, N89°57'31"E, for 132.99 feet; thence S30°08'56"E, for 90.20 feet; thence N87°22'23"E, for 109.20 feet; thence S01°02'43"W, for 156.61 feet, to the point of intersection with the South line of said LOT C, same being said Northerly line of the former

[CONTINUED ON SHEET 2]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER: KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**NON-RESIDENTIAL PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-4 FOR LEGAL DESCRIPTION SEE SHEET 5 FOR KEY, MAP, AND LEGEND SEE SHEET 6-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5 and 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 2: 9-11-2024 (BGD)



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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STATE OF **FLORIDA**  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER: **LS 6971**  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 1]

Seaboard System Railroad Right-of-Way; thence N72°10'56"E, along said South line of LOT C, same being said Northerly line of the former Seaboard System Railroad Right-of-Way, for 45.00 feet, to the Southeast corner of said LOT C; thence N02°00'58"E, along the East line of said LOT C, for 617.74 feet, to the Northeast corner of said LOT C; thence S89°57'31"W, along the North line of said LOT C, same being the North line of said plat of GASQUE'S SUBDIVISION, for 180.61 feet; thence leaving said North line of LOT C, same being said North line of the plat of GASQUE'S SUBDIVISION, N09°43'34"E, for 8.48 feet; thence N19°29'37"E, for 56.19 feet; thence N08°49'59"E, for 109.27 feet; thence N09°19'49"E, for 119.58 feet; thence N18°15'20"E, for 60.63 feet; thence N41°27'20"W, for 22.04 feet; thence N44°10'02"W, for 103.31 feet, to the point of intersection with a non-tangent curve, concave Northwesterly; thence Northeasterly along the arc of said curve, with a radial bearing of N40°25'14"W, having a radius of 1,208.00 feet, a central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing N29°17'23"E, for 837.79 feet, to the point of tangent; thence N09°00'00"E, for 488.00 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Northerly along the arc of said curve, with a radial bearing of N80°59'25"W, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing N02°15'18"E, for 284.18 feet, to the point of tangent; thence N04°30'00"W, for 100.34 feet, to the point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing N33°45'00"E, for 180.78 feet, to the point of tangent; thence N72°00'00"E, for 30.26 feet, to the point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing N88°14'11"E, for 171.12 feet, to the point of compound curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing S70°00'49"E, for 215.22 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing S75°17'12"E, for 438.68 feet, to the point of tangent; thence S86°04'23"E, for 459.36 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to said FDOT Right-of-Way map Section 14140-XXXX, said point being hereinafter referred to as the Northeasterly most corner of the lands described herein as NON-RESIDENTIAL PARCEL 1; thence the following five (5) courses along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93); (1) thence S03°54'41"W, for 515.82 feet; (2) thence S08°07'59"W, for 697.63 feet, to the point of intersection with a non-tangent curve, concave Northwesterly; (3) thence Southwesterly along the arc of said curve, with a radial bearing of N82°09'53"W, having a radius of 860.00 feet, a central angle of 37°09'41", an arc length of 557.79 feet, and a chord bearing S26°24'57"W, for 548.06 feet, to the point of tangent; (4) thence S44°59'47"W, for 578.11 feet, to the point of curvature of a curve concave Southeasterly; (5) thence Southwesterly along the arc of said curve, having a radius of 1,113.00 feet, a central angle of 09°58'17", an arc length of 193.70 feet, and a chord bearing S40°00'39"W, for 193.45 feet, to the point of intersection with a non-tangent line, same being the point of intersection with the

[CONTINUED ON SHEET 3]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER: KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**NON-RESIDENTIAL PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-4 FOR LEGAL DESCRIPTION SEE SHEET 5 FOR KEY MAP AND LEGEND SEE SHEET 6-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5 and 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 2: 9-11-2024 (BGD)



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[CONTINUED FROM SHEET 2]

Southerly line of said former Seaboard System Railroad Right-of-Way; thence the following four (4) courses along said Southerly line of the former Seaboard System Railroad Right-of-Way, same being the North line of LOTS O, P, Q, R and S, respectively, according to said plat of GASQUE'S SUBDIVISION; (1) thence S72°10'05"W, for 423.17 feet; (2) thence S72°23'24"W, for 297.96 feet; (3) thence S72°22'44"W, for 330.68 feet, to the Northeast corner of said LOT P; (4) thence S72°23'53"W, for 421.74 feet, to the Northwest corner of said LOT O; thence leaving said Southerly line of the former Seaboard System Railroad Right-of-Way, same being said North line of LOTS O, P, Q, R and S, respectively, S01°56'58"W, along the West line of said LOT O, for 201.99 feet; thence leaving said West line of LOT O, S89°57'42"E, for 101.49 feet; thence N01°56'58"E, for 99.83 feet; thence N86°34'16"E, for 98.12 feet, to the point of intersection with the East line of said LOT O; thence S02°10'08"W, along said East line of said LOT O, for 15.19 feet, to the point of intersection with said North Right-of-Way line of STATE ROAD 52, same being the point of intersection with a non-tangent curve, concave Southeasterly; thence the following seven (7) courses along said North Right-of-Way line of STATE ROAD 52; (1) thence Southwesterly along the arc of said curve, with a radial bearing of S36°32'45"E, having a radius of 215.25 feet, a central angle of 54°13'02", an arc length of 203.68 feet, and a chord bearing S26°20'44"W, for 196.17 feet, to the point of intersection with a non-tangent line; (2) thence S36°59'09"W, for 39.29 feet; (3) thence S89°20'40"W, for 113.06 feet; (4) thence N00°39'20"W, for 10.00 feet; (5) thence S89°20'40"W, for 1,550.01 feet; (6) thence N00°39'20"W, for 10.00 feet; (7) thence S89°20'40"W, for 52.69 feet, to the POINT OF BEGINNING.

TOGETHER WITH:

**NON-RESIDENTIAL PARCEL 2:**

A parcel of land lying in Section 5, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Commence at the aforementioned Northeasterly most corner of NON-RESIDENTIAL PARCEL 1, said point lying on the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence N03°54'41"E, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet, to the POINT OF BEGINNING; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.34 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing N75°17'12"W, for 408.74 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing N65°26'38"W, for 39.53 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Westerly along the arc of said curve, with a radial bearing of S24°22'03"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing N73°17'36"W, for 332.04 feet, to the point of intersection with a non-tangent curve, concave

[CONTINUED ON SHEET 4]

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SHEET DESCRIPTION:

**NON-RESIDENTIAL PARCEL**

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*Jared T. Patenaude*  
9-11-2024  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
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[CONTINUED FROM SHEET 3]

Northerly; thence Westerly along the arc of said curve, with a radial bearing of N07°45'00"E, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing N70°49'06"W, for 124.87 feet, to the point of compound curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing N50°24'39"W, for 20.28 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing N46°47'12"W, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing N41°28'28"W, for 42.56 feet, to the point of compound curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing N23°22'22"W, for 120.39 feet, to the point of intersection with a non-tangent line; thence N80°32'04"W, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along the arc of said curve, with a radial bearing of N74°24'40"E, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing N10°02'40"W, for 91.01 feet, to the point of tangent; thence N04°30'00"W, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing N13°00'00"E, for 665.16 feet, to the point of tangent; thence N30°30'00"E, for 460.36 feet, to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing N20°25'45"E, for 433.66 feet, to the point of intersection with a non-tangent line; thence N90°00'00"W, for 1,289.33 feet; thence N39°21'50"E, for 392.31 feet; thence N29°56'57"E, for 464.93 feet; thence N07°58'07"W, for 1,259.65 feet, to the point of intersection with the North line of the Northwest 1/4 of Section 5, Township 25 South, Range 20 East; thence N89°57'03"E, along said North line of the Northwest 1/4 of Section 5 and the North line of the Northeast 1/4 of said Section 5, respectively, for 2,978.81 feet, to said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93); thence the following ten (10) courses along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93) and the West line of Right-of-Way PARCEL 112, PART "B", as described in Official Records Book 8969, Page 3027, of the Public Records of Pasco County, Florida, respectively; (1) thence S12°55'12"W, for 1,178.71 feet; (2) thence N68°35'11"W, for 106.60 feet; (3) thence S56°58'31"W, for 137.01 feet; (4) thence S72°30'41"W, for 135.14 feet; (5) thence N56°10'07"W, for 237.80 feet; (6) thence S04°11'01"W, for 1,519.06 feet; (7) thence S07°05'08"E, for 290.84 feet; (8) thence S84°13'32"E, for 283.41 feet, to the point of intersection with a non-tangent curve, concave Easterly; (9) thence Southerly along the arc of said curve, with a radial bearing of S83°28'00"E, having a radius of 11,609.16 feet, a central angle of 02°37'26", an arc length of 531.67 feet, and a chord bearing S05°13'17"W, for 531.62 feet, to the point of intersection with a non-tangent line; (10) thence S03°54'41"W, for 1,385.16 feet, to the POINT OF BEGINNING.

All together containing 15,105,912 square feet or 346.784 acres, more or less.

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STATE OF FLORIDA

## Exhibit "B"

The Bond Assessments lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

05-25-20-0000-00100-0000 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0000-00100-0000 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0000-00500-0022 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0000-00700-0010 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00C0 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00O3 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00Q1 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00R2 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-114C – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-120D – MULANDCO LIQUIDATING COMPANY LLC  
06-25-20-0000-00100-0020 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00E1 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00G0 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00H0 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00K0 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00M1 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00M2 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00C3 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00C4 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00C5 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00D1 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00DB – MULANDCO LIQUIDATING COMPANY LLC

06-25-20-0000-00100-0010 – SF LANDCO LIQUIDATING COMPANY LLC  
08-25-20-0000-00100-0020 – SF LANDCO LIQUIDATING COMPANY LLC  
05-25-20-0000-00100-0010 – SF LANDCO LIQUIDATING COMPANY LLC  
05-25-20-0000-00100-0020 – SF LANDCO LIQUIDATING COMPANY LLC

MULANDCO LIQUIDATING COMPANY LLC  
1414 W SWANN AVE STE 100  
TAMPA, FL 33606

MULANDCO LIQUIDATING COMPANY LLC  
845 TEXAS AVENUE  
SUITE 3300  
HOUSTON, TX 77002

SF LANDCO LIQUIDATING COMPANY LLC  
1414 W SWANN AVE STE 100  
TAMPA, FL 33606

SF LANDCO LIQUIDATING COMPANY LLC  
845 TEXAS AVENUE  
SUITE 3300  
HOUSTON, TX 77002

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**6C**

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS  
KD52 Community Development District No. 1 &  
KD52 Community Development District No. 2

ENGINEER:

CLEARVIEW LAND DESIGN, P.L.  
3010 W. Azele St., Suite 150  
Tampa, FL 33609

January 2025

## KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 & NO. 2

### ENGINEER'S REPORT

#### 1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the KD52 Community Development District No. 1 (“District No. 1”) and No. 2 (“District No. 2” and together with District No. 1, the “Districts”).

#### 2. GENERAL SITE DESCRIPTION

The Districts consist of approximately 789 acres of land (District No. 1 consisting of approximately 442 acres and District No. 2 consisting of approximately 347 acres) and are located entirely within Pasco County, Florida (the “County”). The site is generally located on the northwest corner of State Road 52 and Interstate 75.

#### 3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the Districts. The following chart shows the planned product types for the District:

##### PRODUCT TYPES – District No. 1

Product Type	Product Size	Total Units / Area	Area
Single Family Detached	40' wide	186	47 Ac.
Single Family Detached	50' wide	411	103 Ac.
Townhouses (For Rent)		200	30 Ac.
Townhouses (Fee Simple)		30	5 Ac.
Multi-Family Apartments		680	22 Ac.
Commercial/Retail		20,000 SF	2 Ac.
<b>Totals</b>		<b>1,507 Units / 20,000 SF</b>	

##### PRODUCT TYPES – District No. 2

Product Type	Product Size	Total Units / Area	Area
Townhouses (Fee Simple)		24	7 Ac.
Commercial/Retail		284,000 SF	45 Ac.
Light Industrial		1,900,000	175 Ac.
<b>Totals</b>		<b>24 Units / 2,184,000 SF</b>	

The public infrastructure for the CIP is as follows:

**Roadway Improvements:**

The CIP includes internal, local roads (“local roads”) and collector roads within the District. Generally, all local roads will be 2-lane un-divided roads. Collector roads will be a combination of 4-lane divided and 2-lane undivided roads. All roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage, roadway parking, and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders on all subdivision roads. All roads will be designed in accordance with County standards.

Both local roads and collector roads may be financed by the District. The District anticipates owning and operating all local roads within the District. The County will own Old Pasco Road and Pasco Road, which are the main north-south and east-west County collector roads that bisect the Districts. Alternatively, the landowner may elect to finance directly or provide an alternate source of funding for the internal local roads, gate them, and turn them over to a homeowner’s association for ownership, operation and maintenance (in such an event, the Districts would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

**Stormwater Management System:**

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, drainage pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from lands within the Districts. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. District No. 1 will finance, own, operate and maintain the stormwater system.

NOTE: No private earthwork is included in the CIP.

**Water and Wastewater Utilities:**

As part of the CIP, the Districts intend to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Wastewater improvements for the CIP will include an onsite gravity collection system, offsite and onsite force main and onsite a lift stations.

The water and wastewater collection systems for the Districts will be constructed and/or acquired by the Districts and then dedicated to a local, public utility provider for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

### **Perimeter Hardscape, Landscape, and Irrigation:**

The Districts will construct and/or install landscaping, irrigation and hardscaping outside of any gated areas. Such improvements will, at a minimum, meet or exceed any local design requirements.

All such perimeter landscaping, irrigation and hardscaping will be owned, maintained and funded by the Districts. Such infrastructure, to the extent that it is located in rights-of-way outside of the boundaries of the Districts and owned by a local general purpose government, will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems located within gated areas would not be financed by District No. 1 and instead would be privately installed and maintained.

### **Streetlights / Undergrounding of Electrical Utility Lines**

The Districts intends to lease street lights through an agreement with a local utility provider and will fund the street lights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

### **Recreational Amenities:**

As part of the overall development, the landowner may privately fund a recreational clubhouse and other amenities, and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. Such recreational amenities are not included in the CIP. Any such amenities are considered common elements for the exclusive benefit of the landowners.

### **Environmental Conservation/Mitigation**

The District will own and maintain existing, onsite conservation areas.

### **Off-Site Improvements**

Offsite improvements include water and wastewater main extensions along SR 52 and the existing portion of Old Pasco Road, improvements to State Road 52 and the extension of Pasco Road, including drainage and utility infrastructure, east of I-75.

NOTE: In the event that impact fee credits are generated, or cost sharing is available, from any roadway, utilities or other improvements funded by the District, any such credits, or cost-sharing, if any, will be the subject of an acquisition agreement between the applicable landowner and the Districts.

## **Professional Services**

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

### **4. PERMITTING/CONSTRUCTION COMMENCEMENT**

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

<b>Project Name</b>	<b>Permit Description</b>	<b>Permit No.</b>	<b>Approval Date</b>	<b>Expiration Date</b>
KD52 MPUD	MPUD	No. 7712	May 7, 2024	December 31, 2035
KD52 Phase 1	Master Water and Sewer Plan	PCU# 23-112.01.A.1	April 23, 2024	
SR 52 at Levi Loop/Old Tampa Bay Dr.	FDOT Access Management Review Committee (AMRC)	2023-A-798-00057	October 25, 2023	
Hines SR 52	Formal Wetlands Jurisdiction	43047110.001	September 22, 2023	October 6, 2028
Kinfield Phase 1 Spine Roads	Pasco County Site Permit	SITEPLN-2024-00213	Pending	
Kinfield Phase 1 Spine Roads	SWFWMD Environmental Resource Permit	908097	Pending	
Kinfield Phase 1 Spine Roads	Pasco Utilities Letter of Commitment	PCU#23-112.02.A.1	February 20, 2025	February 19, 2026
Kinfield Phase 1 Spine Roads	FDEP Water System Permit		Pending	
Kinfield Phase 1 Spine Roads	FDEP Wastewater System Permit		Pending	
Kinfield Phase 1 Spine Roads	Gopher Tortoise Permit		Pending	
Kinfield Phase 1 Spine Roads	ACOE Nationwide Permit		Pending	

## 5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents, among other things, a cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

### CIP COST ESTIMATE

<b>Improvement</b>	<b>Estimated Master Cost (Districts)</b>	<b>Estimated Costs (District No. 1 Only)</b>	<b>Financing Entity</b>	<b>Operation &amp; Maintenance Entity</b>
Collector Roadways	\$8,322,200		CDD	Pasco County
Master Water and Sewer Utilities	5,834,310		CDD	Pasco County
Stormwater Management, Drainage & Earthwork (excluding lots)	\$12,334,775		CDD	CDD
Landscape, Hardscape & Irrigation – Master Roadways	\$4,900,000		CDD	CDD
Residential Roads		\$16,500,000	CDD	CDD
Water / Wastewater – Residential Roads		\$11,000,000	CDD	Pasco County
Landscape, Hardscape & Irrigation – Residential Roadways		\$5,000,000	CDD	CDD
Multi-Family Spine Road		\$1,000,000	CDD	CDD
Offsite Roadway – SR 52 Widening	\$7,500,000		CDD	FDOT
Offsite Roadway – Pasco Road	\$2,381,543		CDD	Pasco County
Offsite Water and Sewer – Old Pasco Road / SR 52 Extensions	\$17,175,000		CDD	Pasco County
Offsite Utilities – Pasco Road	\$263,900		CDD	Pasco County
Permitting	\$150,000	\$200,000	CDD	n/a
Professional Services	\$5,871,173	\$3,350,000	CDD	N/A
Contingency	\$8,806,759	\$5,025,000	CDD	N/A
<b>TOTAL</b>	<b>\$73,539,660</b>	<b>\$42,075,000</b>		
<b>GRAND TOTAL (Districts)</b>	<b>\$115,614,660</b>			

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The landowner reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP or financed by the Districts.
- c. District No. 1 may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

## 6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the Districts are located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

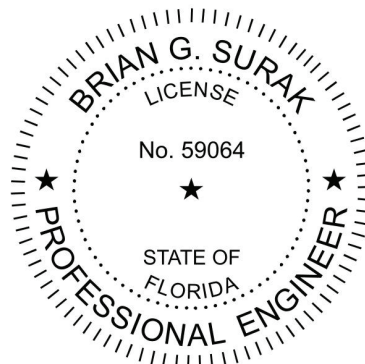
Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar to all lands within the Districts. The general public, property owners outside of the Districts, and property outside the Districts will benefit from the provisions of the Districts' CIP; however, these are incidental to the Districts' CIP, which is designed solely to provide special benefits peculiar to property within the Districts. Special and peculiar benefits accrue to property within the Districts and enables properties within the Districts to be developed.

The CIP will be owned by the Districts or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the Districts. All of the CIP is or will be located on lands owned or to be owned by the Districts or another governmental entity or on perpetual easements in favor of the Districts or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The Districts will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the Districts, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the Districts, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

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Brian G. Surak, P.E.                      01/15/2025  
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**This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.**

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**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**6D**

# KD52 COMMUNITY DEVELOPMENT DISTRICT No. 1 & No. 2

Master Special Assessment  
Methodology Report

March 4, 2025



Provided by:

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the KD52 Community Development District No. 1 ("District No. 1") and KD52 Community Development District No. 2 ("District No. 2" and together with District No. 1, the "Districts"), located in Pasco County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the Districts.

### **1.2 Scope of the Report**

This Report presents the projections for financing the Districts' Capital Improvement Plan (the "CIP") as described in the Master Engineer's Report developed by Clearview Land Design, P.L. (the "Districts' Engineer") dated January 2025 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

### **1.3 Special Benefits and General Benefits**

The public infrastructure improvements undertaken and funded by the Districts as part of the CIP create special and peculiar benefits, different in kind and degree from the general and incidental benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the Districts. The Districts' CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the Districts will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the Districts. Properties outside of the Districts are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Districts properties receive compared to those lying outside of the Districts' boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the Districts developable

and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the Districts to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Organization of the Report**

*Section Two* describes the property uses as proposed by the Landowner, as defined below.

*Section Three* provides a summary of the CIP as determined by the District Engineer.

*Section Four* discusses the financing program for the Districts.

*Section Five* introduces the special assessment methodology for the Districts.

### **2.0 Land Use Program**

#### **2.1 Overview**

The Districts will serve the KD52 property (the "Development"), a master planned, mixed-use development located in Pasco County, Florida. The District No. 1 currently consists of approximately 441.984 +/- acres and District No. 2 currently consists of approximately 346.784 +/- acres for a total of 788.768 +/- acres and both Districts are generally located on the northwest corner of State Road 52 and Interstate 75.

#### **2.2 The Land Use Program**

The development of KD52 is anticipated to be conducted by the owner of the lands within the District or an affiliated entity (the "Landowner"). Based upon the information provided by the Landowner and the Districts' Engineer, the current development plan for District No. 1 envisions a total of 1,507 residential dwelling units and 20,000 SF of commercial/retail, while the current development plan for District No. 2 envisions a total of 24 residential dwelling units, 284,000 SF of commercial/retail, and 1,900,000 SF of light industrial for a total of 1,531 residential dwelling units, 1,900,000 SF of light industrial, and 304,000 SF of commercial/retail although land use types and unit numbers may change throughout the development

period. Table 1 in the *Appendix* illustrates the development plan for the Districts.

### **3.0 The CIP**

#### **3.1 Overview**

The public infrastructure costs to be funded by the Districts are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the Districts under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

#### **3.2 The Capital Improvement Plan**

The CIP needed to serve the Development is projected to consist of master improvements which will serve and benefit all of the lands in the Districts (the "Master Improvements") and improvements which will serve and benefit all of the lands in District No. 1 (the "District No. 1 Improvements"). The Districts, however, reserve the right to create further assessment areas to coincide with the phases of development. The CIP of Master Improvements will consist of, but not limited to, collector roadways, master water and sewer utilities, stormwater management, drainage & earthwork (excluding lots), landscape, hardscape & irrigation of master roadways, offsite roadway widening SR 52, offsite roadway for Pasco Road, offsite water and sewer for Old Pasco Road and SR 52 extensions, offsite utilities for Pasco Road, permitting, professional services, and contingencies as set forth in more detail in the Engineer's Report. The cost of the Master Improvements is estimated to total approximately \$73,539,660. The public infrastructure improvements that comprise the Master Improvements will serve and provide benefit to all land uses in both Districts and will comprise an interrelated system of improvements, which means all of improvements will serve both Districts and improvements will be interrelated such that they will reinforce one another.

The District No. 1 Improvements will consist of, but not limited to, residential roads, water/wastewater of residential roads, landscape, hardscape & irrigation of residential roadways, multi-family spine road, permitting, professional services, and contingencies as set forth in more detail in the Engineer's Report. The cost of the District No. 1 Improvements is estimated to total approximately \$42,075,000. The public infrastructure improvements that comprise the District No.

1 Improvements will serve and provide benefit to all land uses in District No. 1 and will comprise an interrelated system of improvements, which means all of improvements will serve District No. 1 and improvements will be interrelated such that they will reinforce one another.

At the time of this writing, the total cost of the public infrastructure improvements is estimated to total approximately \$115,614,660. Table 2 in the *Appendix* illustrates the specific components of the CIP.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the Districts are embarking on a program of capital improvements which will facilitate the development of lands within the Districts. Generally, construction of public improvements is either funded by the Landowner and then acquired by the Districts or funded directly by the Districts. The Districts maintain complete flexibility to construct or acquire the public infrastructure.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the CIP as described in *Section 3.2* in one financing transaction, the Districts would have to issue approximately \$158,465,000 in par amount of special assessment bonds (the "Bonds") as illustrated in Table 3 in the *Appendix*.

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the Districts and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

### **4.2 Types of Bonds Proposed**

The proposed financing plan for the Districts provides for the issuance of the Bonds in the approximate principal amount of \$158,465,000 to finance approximately \$115,614,660 in CIP costs. The Bonds of each series as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and

principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the CIP, the Districts would need to borrow more funds and incur indebtedness in the total amount of approximately \$158,465,000. The difference is comprised of funding debt service reserves, paying capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

**Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The Districts maintain complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary provided that the principal amount of Bonds that have been validated will not increase.**

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the Bonds provides the Districts with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in Section 3.2 and described in more detail by the Districts' Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the Districts and general benefits accruing to areas outside the Districts but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within the Districts that derive special and peculiar benefits from the CIP. All properties within the Districts that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

### **5.2 Benefit Allocation**

The most current development plan for District No. 1 envisions a total of 1,507 residential dwelling units and 20,000 SF of commercial/retail, while the current development plan for District No. 2 envisions a total of 24 residential dwelling units, 284,000 SF of commercial/retail, and 1,900,000 SF of light industrial for a total of 1,531 residential dwelling units, 1,900,000 SF of light industrial, and

304,000 SF of commercial/retail although land use types and unit numbers may change throughout the development period.

The public infrastructure improvements that comprise the Master Improvements will serve and provide benefit to all land uses in both Districts and will comprise an interrelated system of improvements, which means all of the improvements will serve both Districts and improvements will be interrelated such that they will reinforce one another.

The public infrastructure improvements that comprise the District No. 1 Improvements will serve and provide benefit to all land uses in District No. 1 and will comprise an interrelated system of improvements, which means all of improvements will serve District No. 1 and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in both Districts to be developable, both the public infrastructure improvements that comprise the Master Improvements and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within both Districts will benefit from each infrastructure improvement category of the Master Improvements, as the Master Improvements provide basic infrastructure to all land within both Districts and benefit all land within both District as an integrated system of improvements.

By allowing for the land in District No. 1 to be developable, both the public infrastructure improvements that comprise the District No. 1 Improvements and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within District No. 1 will benefit from each infrastructure improvement category of the District No. 1 Improvements, as the District No. 1 Improvements provide basic infrastructure to all land within District No. 1 and benefit all land within District No. 1 as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the Districts, as without such improvements, the development of the properties within the Districts would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Districts, the Districts will assign or allocate a portion of the Districts' debt through the imposition of non-ad valorem special assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real

and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem special assessment amount levied on that parcel.

The benefit associated with the CIP of the Districts is proposed to be allocated to the different land uses within the Districts in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the Districts based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each land use, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the Districts' improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different land uses from the Districts' improvements. As the development plan associated with the Districts' land is preliminary and subject to change, there is a possibility that certain product types may be created which are not currently contemplated within Table 4 herein. To the extent new product types are designed for development within the Districts' boundaries, by nature of this methodology an ERU factor will be assigned to such product type on the basis of front footage ("FF") using the formula  $FF/50$ .

Table 5 in the *Appendix* presents the apportionment of non-ad valorem special assessments associated with funding the Districts' CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service per unit.

**Amenities.** No Bond Assessments are allocated herein to any private amenities or other common areas planned for the

development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the Districts. If the common elements are owned by the Districts, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

**Government Property.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the Districts.

### 5.3 Assigning Debt

The Bond Assessments will initially be levied on all of the gross acre land in each District. Consequently, the Bond Assessments for District No. 1 will be levied on approximately 441.984 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$120,012,973.38 will be preliminarily levied on approximately 441.984 +/- gross acres at a rate of \$271,532.39 per acre. The Bond Assessments for District No. 2 will be levied on approximately 346.784 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$38,452,026.62 will be preliminarily levied on approximately 346.784 +/- gross acres at a rate of \$110,881.78 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the Districts.

**Transferred Property.** In the event unplatted land is sold to a third party (the "Transferred Property"), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Landowner to that Transferred Property, subject to review by the Districts'

methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the Districts as contemplated herein create special and peculiar benefits to certain properties within the Districts. The Districts' improvements benefit assessable properties within the Districts and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the Districts can be shown to be creating special and peculiar benefits to the property within the Districts. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the Districts developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

#### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of

the methodology described in Section 5.2 across all assessable property within the Districts according to reasonable estimates of the special and peculiar benefits derived from the CIP by different land uses.

Accordingly, no acre or parcel of property within the Districts will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

## **5.6 True-Up Mechanism**

The Districts' assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 4 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the Districts shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the Districts' improvement lien book.
- b. If a Proposed Plat within the Districts has more than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Districts, may allocate additional ERUs/densities for a future bond finance, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat within the Districts has fewer than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the Districts shall require the landowner(s) of the lands encompassed by the Proposed Plat to

pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the Districts' Assessment Consultant, in consultation with the Districts' Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the proposed Development Plan. Prior to any decision by the Districts not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessments installment payable for such lands, and shall constitute part of the Bond Assessments liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The Districts will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the Districts' review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable

and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the Districts' assessment liens and/or true-up obligations. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the Districts. For further detail on the true-up process, please refer to the applicable assessment resolution(s).

### **5.7 Assessment Roll**

The Bond Assessments in the amount of \$158,465,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

### **5.8 Additional Items Regarding Bond Assessments Imposition and Allocation; New Product Types**

This Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the Districts, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the Landowner may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, shall require a payment to satisfy "true-up" obligations. Any amounts contributed by the Landowner to pay down Bond Assessment will not be eligible for "deferred costs,"

if any are provided for in connection with any particular bond issuance.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the Districts to prepare a methodology to fairly allocate the special assessments related to the Districts' CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

# KD52

## Community Development Districts No. 1 & No. 2

### Land Uses for KD52 CDD No. 1

Land Use	Unit of Measurement	Number of Dwelling Units/Square Feet
<b>Residential</b>		
TH	Residential Unit	230
MF	Residential Unit	680
SFD 40'	Residential Unit	186
SFD 50'	Residential Unit	411
<b>Total Residential</b>		<b>1,507</b>
<b>Non-Residential</b>		
Commercial/Retail	Square Feet	20,000
<b>Total Non-Residential</b>		<b>20,000</b>

### Land Uses for KD52 CDD No. 2

Land Use	Unit of Measurement	Number of Dwelling Units/Square Feet
<b>Residential</b>		
TH	Residential Unit	24
MF	Residential Unit	0
<b>Total Residential</b>		<b>24</b>
<b>Non-Residential</b>		
Commercial/Retail	Square Feet	284,000
Light Industrial	Square Feet	1,900,000
<b>Total Non-Residential</b>		<b>2,184,000</b>

Table 2

# KD52

## Community Development Districts No. 1 & No. 2

### Capital Improvement Plan

Improvement	Master Improvements Costs	District No. 1 Improvements Costs	Total Improvements Costs
Collector Roadways	\$8,322,200.00	\$0.00	\$8,322,200.00
Master Water and Sewer Utilities	\$5,834,310.00	\$0.00	\$5,834,310.00
Stormwater Management, Drainage & Earthwork (excluding lots)	\$12,334,775.00	\$0.00	\$12,334,775.00
Landscape, Hardscape & Irrigation – Master Roadways	\$4,900,000.00	\$0.00	\$4,900,000.00
Residential Roads	\$0.00	\$16,500,000.00	\$16,500,000.00
Water / Wastewater – Residential Roads	\$0.00	\$11,000,000.00	\$11,000,000.00
Landscape, Hardscape & Irrigation – Residential Roadways	\$0.00	\$5,000,000.00	\$5,000,000.00
Multi-Family Spine Road	\$0.00	\$1,000,000.00	\$1,000,000.00
Offsite Roadway – SR 52 Widening	\$7,500,000.00	\$0.00	\$7,500,000.00
Offsite Roadway – Pasco Road	\$2,381,543.00	\$0.00	\$2,381,543.00
Offsite Water and Sewer – Old Pasco Road / SR 52 Extensions	\$17,175,000.00	\$0.00	\$17,175,000.00
Offsite Utilities – Pasco Road	\$263,900.00	\$0.00	\$263,900.00
Permitting	\$150,000	\$200,000	\$350,000.00
Professional Services	\$5,871,173	\$3,350,000	\$9,221,173.00
Contingency	\$8,806,759	\$5,025,000	\$13,831,759.00
<b>Total</b>	<b>\$73,539,660.00</b>	<b>\$42,075,000.00</b>	<b>\$115,614,660.00</b>

Table 3

# KD52

## Community Development Districts No. 1 & No. 2

### Preliminary Sources and Uses of Funds for the Bonds

#### Sources

Bond Proceeds:

Par Amount	\$158,465,000.00
<b>Total Sources</b>	<b>\$158,465,000.00</b>

#### Uses

Project Fund Deposits:

Project Fund	\$115,614,660.00
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Other Fund Deposits:

Debt Service Reserve Fund	\$14,076,039.23
Capitalized Interest Fund	\$25,354,400.00
	<u>\$39,430,439.23</u>

Delivery Date Expenses:

Costs of Issuance	\$250,000.00
Underwriter's Discount	\$3,169,300.00
	<u>\$3,419,300.00</u>

Rounding	\$600.77
<b>Total Uses</b>	<b>\$158,465,000.00</b>

#### Financing Assumptions:

Repayment Period After the End of Capitalized Interest Period:	30 Years
Coupon Rate:	8.00%
Length of Capitalized Interest Period:	24 Months
Debt Service Reserve:	Max Annual Debt Service
Underwriter's Discount:	2.00%
Costs of Issuance:	\$250,000

Table 4

# KD52

## Community Development Districts No. 1 & No. 2

Benefit Allocation for KD52 CDD No. 1 & No. 2

Land Use	Number of Dwelling Units/Square Feet	ERU per Unit/1,000 Square Feet	Total ERU
<b>Residential</b>			
TH	254	0.60	152.40
MF	680	0.40	272.00
SFD 40'	186	0.80	148.80
SFD 50'	411	1.00	411.00
<b>Total Residential</b>	<b>1,531</b>		<b>984.20</b>
<b>Non-Residential</b>			
Commercial/Retail	304,000	0.75	228.00
Light Industrial	1,900,000	0.20	380.00
<b>Total Non-Residential</b>	<b>2,204,000</b>		<b>608.00</b>
<b>Total All Land Uses</b>			<b>1,592.20</b>

Benefit Allocation for KD52 CDD No. 1

Land Use	Number of Dwelling Units/Square Feet	ERU per Unit/1,000 Square Feet	Total ERU
<b>Residential</b>			
TH	230	0.60	138.00
MF	680	0.40	272.00
SFD 40'	186	0.80	148.80
SFD 50'	411	1.00	411.00
<b>Total Residential</b>	<b>1,507</b>		<b>969.80</b>
<b>Non-Residential</b>			
Commercial/Retail	20,000	0.75	15.00
<b>Total Non-Residential</b>	<b>20,000</b>		<b>15.00</b>
<b>Total All Land Uses</b>			<b>984.80</b>

Table 5

# KD52

## Community Development Districts No. 1 & No. 2

### Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	230	\$8,736,219.42	\$37,983.56	\$3,589.34
MF	680	\$17,219,215.08	\$25,322.38	\$2,392.90
SFD 40'	186	\$9,419,923.54	\$50,644.75	\$4,785.79
SFD 50'	411	\$26,018,740.43	\$63,305.94	\$5,982.24
<b>Total Residential</b>	<u>1507</u>	\$61,394,098.47		
<b>Non-Residential</b>				
Commercial/Retail	<u>20,000</u>	\$949,589.07	\$47,479.45	\$4,486.68
<b>Total Non-Residential</b>	<u>20,000</u>	\$949,589.07		
<b>Total All Land Uses</b>		<b>\$62,343,687.54</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

### Bond Assessments Apportionment for KD52 CDD No. 2 - Master Costs

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	24	\$911,605.50	\$37,983.56	\$3,589.34
MF	0	\$0.00	0	\$0.00
<b>Total Residential</b>	<u>24</u>	\$911,605.50		
<b>Non-Residential</b>				
Commercial/Retail	284,000	\$13,484,164.75	\$47,479.45	\$4,486.68
Light Industrial	<u>1,900,000</u>	\$24,056,256.36	\$12,661.19	\$1,196.45
<b>Total Non-Residential</b>	<u>2,184,000</u>	\$37,540,421.11		
<b>Total All Land Uses</b>		<b>\$38,452,026.62</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

**Bond Assessments Apportionment for KD52 CDD No. 1 - District No. 1 Costs**

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	230	\$8,081,195.62	\$35,135.63	\$3,320.22
MF	680	\$15,928,153.68	\$23,423.76	\$2,213.48
SFD 40'	186	\$8,713,637.02	\$46,847.51	\$4,426.96
SFD 50'	411	\$24,067,908.69	\$58,559.39	\$5,533.70
<b>Total Residential</b>	1,507	\$56,790,895.01		
<b>Non-Residential</b>				
Commercial/Retail	20,000	\$878,390.83	\$43,919.54	\$4,150.28
<b>Total Non-Residential</b>	20,000	\$878,390.83		
<b>Total All Land Uses</b>		<b>\$57,669,285.84</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

**Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs**

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
<b>Residential</b>				
TH	230	\$16,817,415.04	\$73,119.20	\$6,909.56
MF	680	\$33,147,368.77	\$48,746.13	\$4,606.38
SFD 40'	186	\$18,133,560.56	\$97,492.26	\$9,212.75
SFD 50'	411	\$50,086,649.13	\$121,865.33	\$11,515.94
<b>Total Residential</b>	1,507	\$118,184,993.49		
<b>Non-Residential</b>				
Commercial/Retail	20,000	\$1,827,979.90	\$91,398.99	\$8,636.96
<b>Total Non-Residential</b>	20,000	\$1,827,979.90		
<b>Total All Land Uses</b>		<b>\$120,012,973.38</b>		

\* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

## **Exhibit "A"**

Bond Assessments in the estimated amount of \$120,012,973.38 are proposed to be levied over the area as described below:

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land lying in Sections 5, 6 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N89°08'49"W, along the South line of the Southeast 1/4, of the Southeast 1/4 of said Section 6, for 1,312.49 feet, to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence N00°58'55"E, along the West line of said Southeast 1/4, of the Southeast 1/4 of Section 6, for 1,327.22 feet, to the Southeast corner of the Northwest 1/4 of said Southeast 1/4 of Section 6; thence N89°11'43"W, along the South line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,313.41 feet, to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 6; thence N00°56'33"E, along the West line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,326.12 feet, to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence N00°57'49"E, along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 6, for 1,322.60 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence N89°11'44"W, along the South line of said Northeast 1/4 of the Northwest 1/4 of Section 6, for 779.00 feet; thence leaving said South line of the Northeast 1/4 of the Northwest 1/4 of Section 6, N01°06'51"E, for 1,417.14 feet, to the point of intersection with the North line of said Northeast 1/4 of the Northwest 1/4 of Section 6; thence S89°34'08"E, along said North line of the Northeast 1/4 of the Northwest 1/4 of Section 6, for 775.38 feet, to the Northwest corner of said Northeast 1/4 of Section 6; thence N89°56'47"E, along the North line of said Northeast 1/4 of Section 6, for 729.63 feet; thence leaving said North line of the Northeast 1/4 of Section 6, S17°34'53"W, for 160.67 feet; thence S22°21'26"E, for 524.19 feet; thence N75°16'46"E, for 226.35 feet; thence S38°20'27"E, for 497.57 feet; thence S16°03'01"E, for 211.58 feet; thence S12°06'21"E, for 1,102.92 feet; thence S65°24'42"W, for 373.63 feet; thence S08°21'24"W, for 898.97 feet; thence S83°52'13"E, for 852.32 feet; thence N53°43'08"E, for 2,018.47 feet; thence N39°21'50"E, for 314.81 feet; thence N90°00'00"E, for 1,289.33 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of N79°38'29"W, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing S20°25'45"W, for 433.66 feet, to the point of tangent; thence S30°30'00"W, for 460.36 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing S13°00'00"W, for 665.16 feet, to the point of tangent; thence S04°30'00"E, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing S10°02'40"E, for 91.01 feet, to the point of intersection with a non-tangent line; thence S80°32'04"E, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Northeasterly; thence Southeasterly along the arc of said curve, with a radial bearing of N74°03'54"E, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing S23°22'22"E, for 120.39 feet, to the point of compound curvature of a curve concave

[CONTINUED ON SHEET 2]

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 1: 8-21-2024 RBG
<b>2022-58A</b>	<b>1168</b>	<b>5, 6, 8</b>	<b>25S</b>	<b>20E</b>	



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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH STATE OF

**8-23-2024**

**JARED T. PACENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 15 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 1]

Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing S41°28'28"E, for 42.56 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing S46°47'12"E, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing S50°24'39"E, for 20.28 feet, to the point of compound curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing S70°49'06"E, for 124.87 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, with a radial bearing of S09°02'45"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing S73°17'36"E, for 332.04 feet, to the point of intersection with a non-tangent curve, concave Southwesterly; thence Southeasterly along the arc of said curve, with a radial bearing of S23°36'44"W, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing S65°26'38"E, for 39.53 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing S75°17'12"E, for 408.74 feet, to the point of tangent; thence S86°04'23"E, for 459.34 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence S03°54'41"W, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.36 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing N75°17'12"W, for 438.68 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing N70°00'49"W, for 215.22 feet, to the point of compound curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing S88°14'11"W, for 171.12 feet, to the point of tangent; thence S72°00'00"W, for 30.26 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing S33°45'00"W, for 180.78 feet, to the point of tangent; thence S04°30'00"E, for 100.34 feet, to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing S02°15'18"W, for 284.18 feet, to the point of intersection with a non-tangent line; thence S09°00'00"W, for 488.00 feet, to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 1,208.00 feet, a

[CONTINUED ON SHEET 3]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5, 6, 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 1: 8-21-2024 JRC



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STATE OF FLORIDA  
JARED TORATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA  
8-23-2024

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 2]

central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing S29°17'23"W, for 837.79 feet, to the point of intersection with a non-tangent line; thence S44°10'02"E, for 103.31 feet; thence S41°27'20"E, for 22.04 feet; thence S18°15'20"W, for 60.63 feet; thence S09°19'49"W, for 119.58 feet; thence S08°49'59"W, for 109.27 feet; thence S19°29'37"W, for 56.19 feet; thence S09°43'34"W, for 8.48 feet, to the point of intersection with the North line of the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida, same being the point of intersection with the North line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the North line of said LOT C and the North line of LOT D, according to said plat of GASQUE'S SUBDIVISION, respectively, for 486.54 feet, to the Northwest corner of said LOT D; thence leaving said North line of the plat of GASQUE'S SUBDIVISION, N12°45'17"W, for 181.98 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N12°46'25"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing S80°01'15"W, for 117.69 feet, to the point of intersection with a non-tangent line; thence S82°46'39"W, for 254.87 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing S42°42'26"W, for 1,336.38 feet, to the point of intersection with a non-tangent line; thence S41°58'44"E, for 15.75 feet; thence S02°00'41"W, for 167.17 feet; thence S14°13'04"W, for 50.48 feet; thence S00°16'45"E, for 83.49 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to said FDOT Right-of-Way map, Section 14140-XXXX; thence S89°20'40"W, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the point of intersection with the West line of the Northwest 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence leaving said North Right-of-Way line of STATE ROAD 52, N02°04'22"E, along said West line of Northwest 1/4 of Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the POINT OF BEGINNING.

Containing 19,252,844 square feet or 441.984 acres, more or less.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**CDD PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5, 6, 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 1: 8-21-2024-PBG



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STATE OF FLORIDA  
**8-23-2024**  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

## **Exhibit “A”**

Bond Assessments in the estimated amount of \$38,452,026.62 are proposed to be levied over the area as described below:

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

**NON-RESIDENTIAL PARCEL 1:**

A parcel of land being a portion of Sections 5 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence S02°04'22"W, along the West line of the Northwest 1/4 of said Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence leaving said West line of the Northwest 1/4 of Section 8, N89°20'40"E, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the POINT OF BEGINNING; thence leaving said North Right-of-Way line of STATE ROAD 52, N00°16'45"W, for 83.49 feet; thence N14°13'04"E, for 50.48 feet; thence N02°00'41"E, for 167.17 feet; thence N41°58'44"W, for 15.75 feet, to the point of intersection with a non-tangent curve, concave Southeasterly; thence Northeasterly along the arc of said curve, with a radial bearing of S87°21'48"E, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing N42°42'26"E, for 1,336.38 feet, to the point of tangent; thence N82°46'39"E, for 254.87 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N07°11'04"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing N80°01'15"E, for 117.69 feet, to the point of intersection with a non-tangent line; thence S12°45'17"E, for 181.98 feet, to the Northwest corner of LOT D, same being the Northeast corner of LOT E, both according to the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida; thence S02°08'02"W, along the East line of said LOT E, same being the West line of said LOT D, for 349.80 feet, to the Southeast corner of said LOT E, same being the Northeast corner of LOT G, according to said Plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the South line of said LOT E, same being the North line of said LOT G, for 365.22 feet; thence leaving said South line of LOT E, same being said North line of LOT G, S02°08'02"W, for 603.72 feet, to the point of intersection with the South line of said LOT G, same being the Northerly line of the former Seaboard System Railroad Right-of-Way; thence N72°10'34"E, along said South line of LOT G, same being said Northerly line of the former Seaboard System Railroad Right-of-Way, for 388.27 feet, to the Southeast corner of said LOT G, same being the Southwest corner of said LOT D; thence N02°08'02"E, along the East line of said LOT G, same being said West line of LOT D, for 418.88 feet; thence leaving said East line of LOT G, same being said West line of LOT D, N89°53'36"E, for 83.61 feet; thence S02°08'02"W, for 146.31 feet; thence N89°57'31"E, for 249.73 feet, to the point of intersection with the East line of said LOT D, same being the West line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence N02°00'59"E, along said East line of LOT D, same being said West line of LOT C, for 160.49 feet; thence leaving said East line of LOT D, same being said West line of LOT C, N89°57'31"E, for 132.99 feet; thence S30°08'56"E, for 90.20 feet; thence N87°22'23"E, for 109.20 feet; thence S01°02'43"W, for 156.61 feet, to the point of intersection with the South line of said LOT C, same being said Northerly line of the former

[CONTINUED ON SHEET 2]

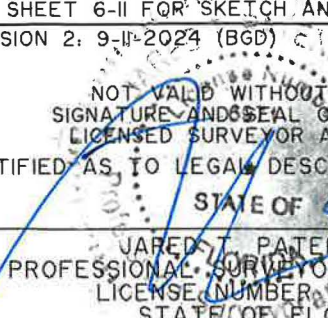
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PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**NON-RESIDENTIAL PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-4 FOR LEGAL DESCRIPTION SEE SHEET 5 FOR KEY, MAP, AND LEGEND SEE SHEET 6-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5 and 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 2: 9-11-2024 (BGD) 



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STATE OF **9-11-2024**  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER: LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 1]

Seaboard System Railroad Right-of-Way; thence N72°10'56"E, along said South line of LOT C, same being said Northerly line of the former Seaboard System Railroad Right-of-Way, for 45.00 feet, to the Southeast corner of said LOT C; thence N02°00'58"E, along the East line of said LOT C, for 617.74 feet, to the Northeast corner of said LOT C; thence S89°57'31"W, along the North line of said LOT C, same being the North line of said plat of GASQUE'S SUBDIVISION, for 180.61 feet; thence leaving said North line of LOT C, same being said North line of the plat of GASQUE'S SUBDIVISION, N09°43'34"E, for 8.48 feet; thence N19°29'37"E, for 56.19 feet; thence N08°49'59"E, for 109.27 feet; thence N09°19'49"E, for 119.58 feet; thence N18°15'20"E, for 60.63 feet; thence N41°27'20"W, for 22.04 feet; thence N44°10'02"W, for 103.31 feet, to the point of intersection with a non-tangent curve, concave Northwesterly; thence Northeasterly along the arc of said curve, with a radial bearing of N40°25'14"W, having a radius of 1,208.00 feet, a central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing N29°17'23"E, for 837.79 feet, to the point of tangent; thence N09°00'00"E, for 488.00 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Northerly along the arc of said curve, with a radial bearing of N80°59'25"W, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing N02°15'18"E, for 284.18 feet, to the point of tangent; thence N04°30'00"W, for 100.34 feet, to the point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing N33°45'00"E, for 180.78 feet, to the point of tangent; thence N72°00'00"E, for 30.26 feet, to the point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing N88°14'11"E, for 171.12 feet, to the point of compound curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing S70°00'49"E, for 215.22 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing S75°17'12"E, for 438.68 feet, to the point of tangent; thence S86°04'23"E, for 459.36 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to said FDOT Right-of-Way map Section 14140-XXXX, said point being hereinafter referred to as the Northeasterly most corner of the lands described herein as NON-RESIDENTIAL PARCEL 1; thence the following five (5) courses along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93); (1) thence S03°54'41"W, for 515.82 feet; (2) thence S08°07'59"W, for 697.63 feet, to the point of intersection with a non-tangent curve, concave Northwesterly; (3) thence Southwesterly along the arc of said curve, with a radial bearing of N82°09'53"W, having a radius of 860.00 feet, a central angle of 37°09'41", an arc length of 557.79 feet, and a chord bearing S26°24'57"W, for 548.06 feet, to the point of tangent; (4) thence S44°59'47"W, for 578.11 feet, to the point of curvature of a curve concave Southeasterly; (5) thence Southwesterly along the arc of said curve, having a radius of 1,113.00 feet, a central angle of 09°58'17", an arc length of 193.70 feet, and a chord bearing S40°00'39"W, for 193.45 feet, to the point of intersection with a non-tangent line, same being the point of intersection with the

[CONTINUED ON SHEET 3]

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PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**NON-RESIDENTIAL PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-4 FOR LEGAL DESCRIPTION SEE SHEET 5 FOR KEY MAP AND LEGEND SEE SHEET 6-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5 and 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 2: 9-11-2024 (BGD)



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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION  
[CONTINUED FROM SHEET 2]

Southerly line of said former Seaboard System Railroad Right-of-Way; thence the following four (4) courses along said Southerly line of the former Seaboard System Railroad Right-of-Way, same being the North line of LOTS O, P, Q, R and S, respectively, according to said plat of GASQUE'S SUBDIVISION; (1) thence S72°10'05"W, for 423.17 feet; (2) thence S72°23'24"W, for 297.96 feet; (3) thence S72°22'44"W, for 330.68 feet, to the Northeast corner of said LOT P; (4) thence S72°23'53"W, for 421.74 feet, to the Northwest corner of said LOT O; thence leaving said Southerly line of the former Seaboard System Railroad Right-of-Way, same being said North line of LOTS O, P, Q, R and S, respectively, S01°56'58"W, along the West line of said LOT O, for 201.99 feet; thence leaving said West line of LOT O, S89°57'42"E, for 101.49 feet; thence N01°56'58"E, for 99.83 feet; thence N86°34'16"E, for 98.12 feet, to the point of intersection with the East line of said LOT O; thence S02°10'08"W, along said East line of said LOT O, for 15.19 feet, to the point of intersection with said North Right-of-Way line of STATE ROAD 52, same being the point of intersection with a non-tangent curve, concave Southeasterly; thence the following seven (7) courses along said North Right-of-Way line of STATE ROAD 52; (1) thence Southwesterly along the arc of said curve, with a radial bearing of S36°32'45"E, having a radius of 215.25 feet, a central angle of 54°13'02", an arc length of 203.68 feet, and a chord bearing S26°20'44"W, for 196.17 feet, to the point of intersection with a non-tangent line; (2) thence S36°59'09"W, for 39.29 feet; (3) thence S89°20'40"W, for 113.06 feet; (4) thence N00°39'20"W, for 10.00 feet; (5) thence S89°20'40"W, for 1,550.01 feet; (6) thence N00°39'20"W, for 10.00 feet; (7) thence S89°20'40"W, for 52.69 feet, to the POINT OF BEGINNING.

TOGETHER WITH:

**NON-RESIDENTIAL PARCEL 2:**

A parcel of land lying in Section 5, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Commence at the aforementioned Northeasterly most corner of NON-RESIDENTIAL PARCEL 1, said point lying on the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence N03°54'41"E, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet, to the POINT OF BEGINNING; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.34 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing N75°17'12"W, for 408.74 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing N65°26'38"W, for 39.53 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Westerly along the arc of said curve, with a radial bearing of S24°22'03"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing N73°17'36"W, for 332.04 feet, to the point of intersection with a non-tangent curve, concave

[CONTINUED ON SHEET 4]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER: KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**HINES**

SHEET DESCRIPTION:

**NON-RESIDENTIAL PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-4 FOR LEGAL DESCRIPTION SEE SHEET 5 FOR KEY MAP AND LEGEND SEE SHEET 6-II FOR SKETCH AND TABLES
JOB No.: <b>2022-58A</b>	EPN: <b>1168</b>	SECTION: <b>5 and 8</b>	TOWNSHIP: <b>25S</b>	RANGE: <b>20E</b>	REVISION 2: 9-11-2024 (BGD)



**FLORIDA DESIGN CONSULTANTS, INC.**

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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

*Jared T. Patenaude*  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 3]

Northerly; thence Westerly along the arc of said curve, with a radial bearing of N07°45'00"E, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing N70°49'06"W, for 124.87 feet, to the point of compound curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing N50°24'39"W, for 20.28 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing N46°47'12"W, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing N41°28'28"W, for 42.56 feet, to the point of compound curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing N23°22'22"W, for 120.39 feet, to the point of intersection with a non-tangent line; thence N80°32'04"W, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along the arc of said curve, with a radial bearing of N74°24'40"E, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing N10°02'40"W, for 91.01 feet, to the point of tangent; thence N04°30'00"W, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing N13°00'00"E, for 665.16 feet, to the point of tangent; thence N30°30'00"E, for 460.36 feet, to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing N20°25'45"E, for 433.66 feet, to the point of intersection with a non-tangent line; thence N90°00'00"W, for 1,289.33 feet; thence N39°21'50"E, for 392.31 feet; thence N29°56'57"E, for 464.93 feet; thence N07°58'07"W, for 1,259.65 feet, to the point of intersection with the North line of the Northwest 1/4 of Section 5, Township 25 South, Range 20 East; thence N89°57'03"E, along said North line of the Northwest 1/4 of Section 5 and the North line of the Northeast 1/4 of said Section 5, respectively, for 2,978.81 feet, to said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93); thence the following ten (10) courses along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93) and the West line of Right-of-Way PARCEL 112, PART "B", as described in Official Records Book 8969, Page 3027, of the Public Records of Pasco County, Florida, respectively; (1) thence S12°55'12"W, for 1,178.71 feet; (2) thence N68°35'11"W, for 106.60 feet; (3) thence S56°58'31"W, for 137.01 feet; (4) thence S72°30'41"W, for 135.14 feet; (5) thence N56°10'07"W, for 237.80 feet; (6) thence S04°11'01"W, for 1,519.06 feet; (7) thence S07°05'08"E, for 290.84 feet; (8) thence S84°13'32"E, for 283.41 feet, to the point of intersection with a non-tangent curve, concave Easterly; (9) thence Southerly along the arc of said curve, with a radial bearing of S83°28'00"E, having a radius of 11,609.16 feet, a central angle of 02°37'26", an arc length of 531.67 feet, and a chord bearing S05°13'17"W, for 531.62 feet, to the point of intersection with a non-tangent line; (10) thence S03°54'41"W, for 1,385.16 feet, to the POINT OF BEGINNING.

All together containing 15,105,912 square feet or 346.784 acres, more or less.

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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **NON-RESIDENTIAL PARCEL**

SCALE: <b>NONE</b>	DATE: <b>2-27-2023</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-4 FOR LEGAL DESCRIPTION SEE SHEET 5 FOR KEY MAP AND LEGEND SEE SHEET 6-II FOR SKETCH AND TABLES
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**JARED T. PATENAUE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

9-11-2024

## Exhibit "B"

The Bond Assessments lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

05-25-20-0000-00100-0000 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0000-00100-0000 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0000-00500-0022 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0000-00700-0010 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00C0 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00O3 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00Q1 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00R2 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-114C – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-120D – MULANDCO LIQUIDATING COMPANY LLC  
06-25-20-0000-00100-0020 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00E1 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00G0 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00H0 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00K0 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00M1 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00M2 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00C3 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00C4 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00C5 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00D1 – MULANDCO LIQUIDATING COMPANY LLC  
08-25-20-0010-00000-00DB – MULANDCO LIQUIDATING COMPANY LLC

06-25-20-0000-00100-0010 – SF LANDCO LIQUIDATING COMPANY LLC  
08-25-20-0000-00100-0020 – SF LANDCO LIQUIDATING COMPANY LLC  
05-25-20-0000-00100-0010 – SF LANDCO LIQUIDATING COMPANY LLC  
05-25-20-0000-00100-0020 – SF LANDCO LIQUIDATING COMPANY LLC

MULANDCO LIQUIDATING COMPANY LLC  
1414 W SWANN AVE STE 100  
TAMPA, FL 33606

MULANDCO LIQUIDATING COMPANY LLC  
845 TEXAS AVENUE  
SUITE 3300  
HOUSTON, TX 77002

SF LANDCO LIQUIDATING COMPANY LLC  
1414 W SWANN AVE STE 100  
TAMPA, FL 33606

SF LANDCO LIQUIDATING COMPANY LLC  
845 TEXAS AVENUE  
SUITE 3300  
HOUSTON, TX 77002

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**6E**

**RESOLUTION 2025-35**

**A RESOLUTION OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, KD52 Community Development District No. 1 (the "District") previously indicated its intention to construct or acquire certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District Board of Supervisors (the "Board") noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 AS FOLLOWS:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain public infrastructure improvements, generally consisting of: roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (the "Project"), the nature and location of which was initially described in Resolution 2025-30 and is shown in the *Engineer's Report*, dated January 2025 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds").

(g) By Resolution 2025-30, the Board determined to provide the Project and to defray the costs thereof by levying Special Assessments on benefitted property and expressed an intention to issue Bonds, notes, or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2025-30 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2025-30 said Resolution 2025-30 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2025-30, a preliminary assessment roll was adopted and

filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-31 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On April 15, 2025, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report*, dated March 4, 2025 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** That certain Project for construction of infrastructure improvements initially described in Resolution 2025-30, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular

series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

#### **SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or, one time, a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Pasco County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

#### **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) There may be required from time to time certain true-up payments as specified in the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted or subject to site plan approval, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted or subject to site plan approval, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres, amounts of debt allocated to each acre, and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution, including the collection of a true-up payment contemplated by the Assessment Report. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology report which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable as set forth in the Assessment Report, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the landowner intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres or ERUs is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the

Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES.** Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Pasco County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 13. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED** this 15th day of April, 2025.

**KD52 COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** *Engineer's Report*, dated January 2025

**Exhibit B:** *Master Special Assessment Methodology Report*, dated March 4, 2025

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**7A**

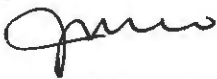
# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter NOTICE OF RULE DEVELOPMENT was published in said newspaper by print in the issues of 03/12/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



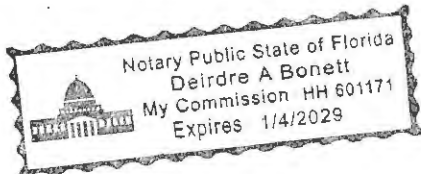
Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this **03/12/2025**

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_



## NOTICE OF RULE DEVELOPMENT BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

In accord with Chapters 120 and 190, Florida Statutes, the KD52 Community Development District No. 1 ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2022). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2022).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010.

District Manager  
KD52 Community Development District No. 1  
03/12/25

28058b

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter NOTICE OF RULEMAKING was published in said newspaper by print in the issues of 03/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



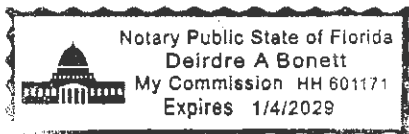
Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this 03/16/2025

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_



## NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

A public hearing will be conducted by the Board of Supervisors of the KD52 Community Development District No. 1 ("District") on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Tampa Bay Times on March 12, 2025.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2022). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.064, Florida Statutes (2022).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twentyone (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1800-955-8770 for aid in contacting the District Office.

KD52 Community Development District No. 1  
District Manager  
03/16/25

28899b

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**7B**

**RESOLUTION 2025-36**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, KD52 Community Development District No. 1 (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**SECTION 1.** The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 15th day of April, 2025.

**ATTEST:**

**KD52 COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Rules of Procedure

**EXHIBIT A:**  
RULES OF PROCEDURE

**RULES OF PROCEDURE  
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**EFFECTIVE AS OF APRIL 15, 2025**

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**Rule 1.0      General.**

- (1) The KD52 Community Development District No. 1 (the “District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Rule 1.1 Board of Supervisors; Officers and Voting.**

- (1) Board of Supervisors. The Board of Supervisors of the District (the “Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
  - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
  - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
  - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
  - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
  - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
  - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board

member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 112.3143, 190.006, 190.007, Fla. Stat.

**Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.**

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
  - (b) Official minutes of meetings, including adopted resolutions of the Board;
  - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
  - (d) Adopted engineer's reports;
  - (e) Adopted assessment methodologies/reports;
  - (f) Adopted disclosure of public financing;
  - (g) Limited Offering Memorandum for each financing undertaken by the District;
  - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
  - (i) District policies and rules;
  - (j) Fiscal year end audits; and
  - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
  
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

**Rule 1.3 Public Meetings, Hearings, and Workshops.**

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. “General circulation” means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
  - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
  - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
  - (d) The following or substantially similar language: “Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (561) 571-0010. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office.”
  - (e) The following or substantially similar language: “A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.”

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”
- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
  - (a) District Counsel
  - (b) District Engineer
  - (c) District Manager
    - 1. Financial Report
    - 2. Approval of Expenditures
- Supervisor’s requests and comments
- Public comment
- Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.
- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published

as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
  - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
  - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
  - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to

litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

**Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse**

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in section 11.45(1), Florida Statutes; and
  - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
  - (c) Support economical and efficient operations; and
  - (d) Ensure reliability of financial records and reports; and
  - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** § 218.33(3), Fla. Stat.

**Rule 2.0 Rulemaking Proceedings.**

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
  
- (2) Notice of Rule Development.
  - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
  
  - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
  
- (3) Notice of Proceedings and Proposed Rules.
  - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date

of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
  - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.
- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;

- (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
  - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
  - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.
- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
- (a) The texts of the proposed rule and the adopted rule;
  - (b) All notices given for a proposed rule;

- (c) Any statement of estimated regulatory costs for the rule;
- (d) A written summary of hearings, if any, on the proposed rule;
- (e) All written comments received by the District and responses to those written comments; and
- (f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
- (c) The petition shall be filed with the District. Within 10 days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.
- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
  - (i) Administer oaths and affirmations;
  - (ii) Rule upon offers of proof and receive relevant evidence;

- (iii) Regulate the course of the hearing, including any pre-hearing matters;
    - (iv) Enter orders; and
    - (v) Make or receive offers of settlement, stipulation, and adjustment.
  - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variations and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
  - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
    - (i) The rule from which a variance or waiver is requested;
    - (ii) The type of action requested;
    - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
    - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
  - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District,

the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

**Specific Authority:** §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.035(2), Fla. Stat.

**Rule 3.0 Competitive Purchase.**

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
  - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
  - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
  - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
  - (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
  - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
  - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
  - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
  - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
  - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) “Request for Proposals” or “RFP” is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
  - (ii) The past performance of the entity/individual for the District and in other professional employment;
  - (iii) The willingness of the entity/individual to meet time and budget requirements;
  - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
  - (v) The recent, current, and projected workloads of the entity/individual;
  - (vi) The volume of work previously awarded to the entity/individual;
  - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
  - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033, 255.20, 287.055, Fla. Stat.

**Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.**

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
  
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
  - (a) Hold all required applicable state professional licenses in good standing;
  - (b) Hold all required applicable federal licenses in good standing, if any;
  - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
  - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
  - (i) The ability and adequacy of the professional personnel employed by each consultant;
  - (ii) Whether a consultant is a certified minority business enterprise;
  - (iii) Each consultant's past performance;
  - (iv) The willingness of each consultant to meet time and budget requirements;
  - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
  - (vi) The recent, current, and projected workloads of each consultant; and
  - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

### **Rule 3.2 Procedure Regarding Auditor Selection.**

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

- (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
  - (i) Ability of personnel;
  - (ii) Experience;
  - (iii) Ability to furnish the required services; and
  - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines

is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
  
- (7) Board Selection of Auditor.
  - (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
  - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
  - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
  - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
  - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
  - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
  - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 119.0701, 218.33, 218.391, Fla. Stat.

**Rule 3.3 Purchase of Insurance.**

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
  - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
  - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
  - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
  - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
  - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
  - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance

shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** § 112.08, Fla. Stat.

**Rule 3.4 Pre-qualification**

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
  - (a) The Board shall cause to be prepared a Request for Qualifications.
  - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
  - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
  - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
  - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
  - (i) Hold all required applicable state professional licenses in good standing;
  - (ii) Hold all required applicable federal licenses in good standing, if any;
  - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
  - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, facsimile, or overnight delivery service. The notice

shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

- i. One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
- ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
- iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension,

revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

- viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- xii. The vendor or affiliate(s) has been convicted of a contract crime.
  - 1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
  - 2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

(b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the

hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
- ii. Unsafe conditions allowed to exist;
- iii. Complaints from the public;
- iv. Delay or interference with the bidding process;
- v. The potential for repetition;
- vi. Integrity of the public contracting process;
- vii. Effect on the health, safety, and welfare of the public.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 190.033, 255.0525, 255.20, Fla. Stat.

**Rule 3.5 Construction Contracts, Not Design-Build.**

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile, or overnight delivery service.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
  - (i) Hold all required applicable state professional licenses in good standing;
  - (ii) Hold all required applicable federal licenses in good standing, if any;
  - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
  - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may

proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
  - (a) The project is undertaken as repair or maintenance of an existing public facility;
  - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
  - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
  - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

**Rule 3.6 Construction Contracts, Design-Build.**

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best

interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

- (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
- (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
- (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
  - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
  - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:
    - 1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board,

for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
  - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
  - b. Hold all required applicable federal licenses in good standing, if any;
  - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
  - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to

submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
  9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
  10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
  - (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
  - (5) Exceptions. This Rule is inapplicable when:

- (a) The project is undertaken as repair or maintenance of an existing public facility;
- (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
- (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

**Rule 3.7      Payment and Performance Bonds.**

- (1)    Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
  
- (2)    Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
  
- (3)    Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 255.05, Fla. Stat.

**Rule 3.8 Goods, Supplies, and Materials.**

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
  - (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
  - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
  - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.
- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has

undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

**Rule 3.9 Maintenance Services.**

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
  - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
  - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
  - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
  - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
  - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.  
**Law Implemented:** §§ 119.0701, 190.033, 287.017, Fla. Stat.

**Rule 3.10 Contractual Services.**

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
  
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

**Rule 3.11     Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.**

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1)     Filing.

- (a)     With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b)     Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c)     If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
  - (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
  - (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
    - (a) Administer oaths and affirmations;
    - (b) Rule upon offers of proof and receive relevant evidence;
    - (c) Regulate the course of the hearing, including any pre-hearing matters;
    - (d) Enter orders; and

- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 190.033, Fla. Stat.

**Rule 4.0      Effective Date.**

These Rules shall be effective April 15, 2025, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**8**

**RESOLUTION 2025-09**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the KD52 Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**SECTION 1.** The District’s local records office shall be located as follows:

**LOCATION:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SECTION 2.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**9**

**RESOLUTION 2025-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the KD52 Community Development District No. 1 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**1. ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**2. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 15th day of April, 2025.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>RAW Space Collaborative</i>		
<i>6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>May __, 2025</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>June __, 2025</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>July __, 2025</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>August __, 2025</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>September __, 2025</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**MINUTES A**

**DRAFT**

**MINUTES OF MEETING  
KD52  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

A Landowners' Meeting of the KD52 Community Development District No. 1 was held on March 4, 2025 at 9:00 a.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

**Present:**

Cindy Cerbone	District Manager/Proxy Holder
Chris Conti	Wrathell, Hunt and Associates (WHA)
Jamie Sanchez	Wrathell, Hunt and Associates (WHA)
Jonathan Johnson (via telephone)	District Counsel
Brian Surak	District Engineer
Sean Manson	District Engineer
Sara Zare (via telephone)	MBS Capital Markets, LLC
Lane Gardner	Landowner Representative
Tolly Krusen	
Matthew Josey	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 9:08 a.m.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Ms. Cerbone served as Chair to conduct the Landowners' meeting.

Ms. Cerbone stated that Mr. Lane Gardner is an officer and representative of both Landowner companies, SF Landco Liquidating Company LLC, which owns 370.26 acres, equating to 371 voting units; and Mulandco Liquidating Company LLC, which owns 71.72 acres, equating to 72 voting units. Mr. Gardner is eligible to cast up to 443 votes per seat.

At Mr. Gardner's direction, Ms. Cerbone read his ballots for each entity into the record.

40

41 **FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

42

43 **A. Nominations**

44 On behalf of SF Landco Liquidating Company LLC, Mr. Gardner nominated the following:

45 Seat 1 Tolly Krusen

46 Seat 2 Lane Gardner

47 Seat 3 Matt Josey

48 Seat 4 Laura Lindsey

49 Seat 5 Travis Loxton

50 No other nominations were made.

51 On behalf of Mulandco Liquidating Company LLC, Mr. Gardner nominated the following:

52 Seat 1 Tolly Krusen

53 Seat 2 Lane Gardner

54 Seat 3 Matt Josey

55 Seat 4 Laura Lindsey

56 Seat 5 Travis Loxton

57 No other nominations were made.

58 **B. Casting of Ballots**

59 • **Determine Number of Voting Units Represented**

60 A total of 443 voting units were represented.

61 • **Determine Number of Voting Units Assigned by Proxy**

62 None of the voting units were assigned by proxy.

63 On behalf of SF Landco Liquidating Company LLC, Mr. Gardner cast the following votes:

64 Seat 1 Tolly Krusen 300 votes

65 Seat 2 Lane Gardner 300 votes

66 Seat 3 Matt Josey 200 votes

67 Seat 4 Laura Lindsey 200 votes

68 Seat 5 Travis Loxton 200 votes

69 On behalf of Mulandco Liquidating Company LLC, Mr. Gardner cast the following votes:

70 Seat 1 Tolly Krusen 60 votes

71 Seat 2 Lane Gardner 60 votes

72	Seat 3	Matt Josey	50 votes
73	Seat 4	Laura Lindsey	50 votes
74	Seat 5	Travis Loxton	50 votes

75 **C. Ballot Tabulation and Results**

76 The ballot tabulation, results and term lengths were as follows:

77	Seat 1	Tolly Krusen	360 votes	4-Year Term
78	Seat 2	Lane Gardner	360 votes	4-Year Term
79	Seat 3	Matt Josey	250 votes	2-Year Term
80	Seat 4	Laura Lindsey	250 votes	2-Year Term
81	Seat 5	Travis Loxton	250 votes	2-Year Term

82

83 **FIFTH ORDER OF BUSINESS** **Landowners' Questions/Comments**

84

85 There were no Landowners' questions or comments.

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87 **SIXTH ORDER OF BUSINESS** **Adjournment**

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89 The meeting adjourned at 9:10 a.m.

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92 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 1**

**MINUTES B**

**DRAFT**

**MINUTES OF MEETING  
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**

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An Organizational Meeting of the KD52 Community Development District No. 1 was held on March 4, 2025, immediately following the adjournment of the Landowners’ Meeting, scheduled to commence at 9:00 a.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

**Present:**

Howard “Lane” Gardner	Chair
Taliaferro “Tolly” Krusen	Assistant Secretary
Matthew Josey	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager/Proxy Holder
Chris Conti	Wrathell, Hunt and Associates (WHA)
Jamie Sanchez	Wrathell, Hunt and Associates (WHA)
Jonathan Johnson (via telephone)	District Counsel
Brian Surak	District Engineer
Misty Taylor	Bond Counsel
Sara Zare (via telephone)	MBS Capital Markets, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 9:20 a.m. The Oath of Office was administered before the meeting to newly elected Supervisors Taliaferro “Tolly” Krusen, Howard “Lane” Gardner and Matthew Josey, who were present. Supervisors-Elect Laura Lindsey and Travis Loxton were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

42 The Oaths were administered before the meeting. Ms. Cerbone stated that all  
43 Supervisors are familiar with the following:

- 44 **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 45 **B. Membership, Obligations and Responsibilities**
- 46 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 47 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
- 48 **Public Officers**

49 Ms. Cerbone paraphrased Form 8B, as follows:

50 "I am a member of the Board of Supervisors of the KD52 Community Development  
51 District No. 1, created under Chapter 190, Florida Statutes, and I am a principal, employee  
52 and/or business associate, or relative, of a landowner in the District. Decisions potentially  
53 affecting the landowner may come before the Board from time to time. Pursuant to Section  
54 112.3143(3)(b), and 190.007(1), Florida Statutes, I understand that I do not have a conflict of  
55 interest when voting on such matters, and that I am not prohibited from voting on such  
56 matters. That said, I am filing this disclosure of voting conflict in an abundance of caution, and  
57 to follow the procedures required by section 112.3143, Florida Statutes, and for the duration of  
58 my term and any subsequent terms."

59 It was noted that Form 8B will be noted and attached to specific meeting minutes only  
60 when necessary to disclose a conflict of interest.

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62	<b>FOURTH ORDER OF BUSINESS</b>	<b>Consideration of Resolution 2025-01,</b>
63		<b>Ratifying the Actions of the District</b>
64		<b>Manager and District Staff in Noticing the</b>
65		<b>Landowners' Meeting; Providing a</b>
66		<b>Severability Clause; and Providing an</b>
67		<b>Effective Date</b>

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69 Ms. Cerbone presented Resolution 2025-01.

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71 **On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor,**

72 **Resolution 2025-01, Ratifying the Actions of the District Manager and District**

73 **Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and**

74 **Providing an Effective Date, was adopted.**

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77 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

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84 Ms. Cerbone presented Resolution 2025-02. She recapped the Landowners’ Election  
85 results, which will be inserted into Sections 1 and 2 of the Resolution, as follows:

86	Seat 1	Tolly Krusen	360 votes	4-Year Term
87	Seat 2	Lane Gardner	360 votes	4-Year Term
88	Seat 3	Matt Josey	250 votes	2-Year Term
89	Seat 4	Laura Lindsey	250 votes	2-Year Term
90	Seat 5	Travis Loxton	250 votes	2-Year Term

91

**On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

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98 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, Electing Certain Officers of the District, and Providing for an Effective Date**

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102 Ms. Cerbone presented Resolution 2025-03. Mr. Gardner nominated the following:

103	Chair	Howard “Lane” Gardner
104	Vice Chair	Taliaferro “Tolly” Krusen
105	Secretary	Craig Wrathell
106	Assistant Secretary	Matthew Stephens Josey
107	Assistant Secretary	Cindy Cerbone
108	Treasurer	Craig Wrathell
109	Assistant Treasurer	Jeffrey Pinder

110 No other nominations were made.

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-03, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-06, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

**D. Resolution 2025-07, Appointing an Interim District Engineer for the KD52 Community Development District No. 1, Authorizing Its Compensation and Providing for an Effective Date**

- **Interim Engineering Services Agreement: Clearview Land Design, P.L.**

Ms. Cerbone presented Resolution 2025-07 and the Interim Engineering Services Agreement and accompanying Exhibits.

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-07, Appointing Clearview Land Design, P.L. as Interim District Engineer for the KD52 Community Development District No. 1, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Ms. Cerbone presented the RFQ for Engineering Services and Selection Criteria.

**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Request for Qualifications for Engineering Service and the Competitive Selection Criteria and authorizing Staff to advertise, were approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

Ms. Cerbone asked if the Board wished to receive the allowable \$200 per meeting compensation, with a maximum amount of \$4,800 per year, per Board Member. Each Board Member will make their individual decision and submit paperwork, if necessary.

**G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-08.

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**On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-08, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a location within Pasco County, Florida as the Principal Headquarters of the District and Providing an Effective Date, was adopted.**

**H. Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**I. Resolution 2025-10, Setting Forth the Policy of the KD52 Community Development District No. 1 Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers’ Insurance**

Ms. Cerbone presented Resolution 2025-10.

**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-10, Setting Forth the Policy of the KD52 Community Development District No. 1 Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers’ Insurance, was approved.**

**J. Resolution 2025-11, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2025-11.

**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-11, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

226 **K. Resolution 2025-12, Providing for the Appointment of a Records Management Liaison**  
 227 **Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a**  
 228 **Records Retention Policy; and Providing for Severability and Effective Date**

229 Ms. Cerbone presented Resolution 2025-12. Documents are generally kept in  
 230 perpetuity.

231

232 **On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor,**  
 233 **Resolution 2025-12, Providing for the Appointment of a Records Management**  
 234 **Liaison Officer; Providing the Duties of the Records Management Liaison**  
 235 **Officer; Adopting a Records Retention Policy; and Providing for Severability**  
 236 **and Effective Date, was adopted.**

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239 **L. Resolution 2025-13, Granting the Chairman and Vice Chairman the Authority to**  
 240 **Execute Real and Personal Property Conveyance and Dedication Documents, Plats and**  
 241 **Other Documents Related to the Development of the District’s Improvements;**  
 242 **Approving the Scope and Terms of Such Authorization; Providing a Severability Clause;**  
 243 **and Providing an Effective Date**

244 Ms. Cerbone presented Resolution 2025-13.

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246 **On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor,**  
 247 **Resolution 2025-13, Granting the Chairman and Vice Chairman the Authority to**  
 248 **Execute Real and Personal Property Conveyance and Dedication Documents,**  
 249 **Plats and Other Documents Related to the Development of the District’s**  
 250 **Improvements; Approving the Scope and Terms of Such Authorization;**  
 251 **Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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254 **M. Resolution 2025-14, Ratifying, Confirming and Approving the Recording of the Notice**  
 255 **of Establishment for the KD52 Community Development District No. 1; and Providing**  
 256 **for an Effective Date**

257 Ms. Cerbone presented Resolution 2025-14.

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259 **On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor,**  
 260 **Resolution 2025-14, Ratifying, Confirming and Approving the Recording of the**  
 261 **Notice of Establishment for the District; and Providing for an Effective Date,**  
 262 **was adopted.**

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**N. Authorization of Request for Proposals (RFP) for Annual Audit Services**

- **Designation of Board of Supervisors as Audit Committee**

Ms. Cerbone presented the RFP For Annual Audit Services.

**On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, the Request for Proposals for Annual Audit Services, the Auditor Selection Evaluation Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, were approved.**

**O. Strange Zone, Inc., Quotation #M25-0008 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Strange Zone, Inc., Quotation #M25-0008 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.**

**Q. Resolution 2025-15, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

- I. Rules of Procedure**
- II. Notices of Rule Development and Rulemaking**

These items were included for informational purposes.

Discussion ensued about scheduling meetings, Operation and Maintenance (O&M) assessments, the Assessment Methodology and the Rules of Procedure.

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-15, to Designate Date, Time and Place of April 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

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- R. Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

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This item was deferred.

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- S. Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

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Ms. Cerbone presented Resolution 2025-17.

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

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- T. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

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Ms. Cerbone presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each. She presented the Performance Measures/Standards & Annual Reporting Form developed for the District, which explains how the goals will be met.

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**On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

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338 **U. Interlocal Agreement Regarding the Financing, Construction and Maintenance of**  
339 **Certain Improvements**

340 Ms. Cerbone and Mr. Johnson presented the Agreement Regarding the Financing,  
341 Construction and Maintenance of Certain Improvements.

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343 **On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the**  
344 **Interlocal Agreement Regarding the Financing, Construction and Maintenance**  
345 **of Certain Improvements, in substantial form, and authorizing the Chair or Vice**  
346 **Chair to work with Staff to finalize and to execute, were approved.**

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349 Ms. Cerbone stated that she distributed a Draft Personnel Leasing Agreement. The  
350 consensus was that this will be discussed during Staff Reports.

351 **V. MU Landco Liquidating Company, LLC Agreement Regarding the Acquisition of Certain**  
352 **Work Product, Real Property, and Infrastructure**

353 Mr. Johnson presented the MU Landco Liquidating Company, LLC Agreement Regarding  
354 the Acquisition of Certain Work Product, Real Property, and Infrastructure.

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356 **On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the**  
357 **MU Landco Liquidating Company, LLC Agreement Regarding the Acquisition of**  
358 **Certain Work Product, Real Property, and Infrastructure, in substantial form,**  
359 **and authorizing the Chair or Vice Chair to work with Staff to finalize and to**  
360 **execute, were approved.**

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363 **BANKING ITEMS**

364 **EIGHTH ORDER OF BUSINESS** **Consideration of the Following Banking**  
365 **Items:**

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367 **A. Resolution 2025-18, Designating a Public Depository for Funds of the KD52 Community**  
368 **Development District No. 1 and Providing an Effective Date**

369 Ms. Cerbone presented Resolution 2025-18.

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371 **On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor,**  
372 **Resolution 2025-18, Designating Truist Bank as a Public Depository for Funds of**  
373 **the KD52 Community Development District No. 1 and Providing an Effective**  
374 **Date, was adopted.**

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**B. Resolution 2025-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-19.

**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

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**C. Resolution 2025-20, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-20.

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-20, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.**

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**BUDGETARY ITEMS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Items:**

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**A. Resolution 2025-21, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-21 and the proposed Fiscal Year 2025 budget, which is a partial year, Landowner-funded budget, with expenses funded as they are incurred.

Discussion ensued regarding invoices and funding request deadlines.

The following change was made to the proposed Fiscal Year 2025 budget:

Page 1: Change "Developer" to "Landowner"

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-21, Approving the Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on**

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**May 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544; Addressing Severability; and Providing for an Effective Date, was adopted.**

**B. Budget Funding Agreement Fiscal Year 2024/2025**

Ms. Cerbone presented the Fiscal Year 2024/2025 Budget Funding Agreement. It was noted that Section 1 will be revised to reflect the need to accommodate the Landowner’s pay processes.

**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, in substantial form, and authorizing the Chair or Vice Chair to work with Staff to finalize and to execute, were approved.**

**C. Resolution 2025-22, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-22 and the proposed Fiscal Year 2026 budget, which is a full-year Landowner-funded budget, with expenses funded as they are incurred.

The following change was made to the proposed Fiscal Year 2026 budget:

Page 1: Change “Developer” to “Landowner”

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-22, Approving the Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on May 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544; Addressing Severability; and Providing for an Effective Date, was adopted.**

**D. Budget Funding Agreement Fiscal Year 2025/2026**

Ms. Cerbone presented the Fiscal Year 2025/2026 Budget Funding Agreement. It was noted that Section 1 will be revised to reflect the need to accommodate the Landowner’s pay processes.

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, in substantial form, and authorizing the Chair or Vice Chair to work with Staff to finalize and to execute, were approved**

- E. Resolution 2025-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date**  
Ms. Cerbone presented Resolution 2025-23.

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.**

- F. Resolution 2025-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**  
Ms. Cerbone presented Resolution 2025-24.

**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- G. Resolution 2025-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**  
Ms. Cerbone presented Resolution 2025-25.

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

- H. Resolution 2025-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-26.

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- I. Resolution 2025-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-27.

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

- J. E-Verify Memorandum with MOU**

Ms. Cerbone presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum, and authorizing enrollment and utilization of the E-Verify program, was approved.**

- K. Resolution 2025-28, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and**

526 Maintaining Any and All Construction Materials Necessary for the Construction,  
 527 Installation, Maintenance or Completion of the District’s Infrastructure Improvements  
 528 as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of  
 529 a Work Authorization; Providing for Procedural Requirements for the Purchase of  
 530 Materials; Approving the Form of a Purchase Requisition Request; Approving the Form  
 531 of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing  
 532 the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective  
 533 Date

534 Ms. Cerbone presented Resolution 2025-28.

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536 On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor,  
 537 Resolution 2025-28, Authorizing an Individual Designated by the Board of  
 538 Supervisors to Act as the District’s Purchasing Agent for the Purpose of  
 539 Procuring, Accepting, and Maintaining Any and All Construction Materials  
 540 Necessary for the Construction, Installation, Maintenance or Completion of the  
 541 District’s Infrastructure Improvements as Provided in the District’s Adopted  
 542 Improvement Plan; Providing for the Approval of a Work Authorization;  
 543 Providing for Procedural Requirements for the Purchase of Materials;  
 544 Approving the Form of a Purchase Requisition Request; Approving the Form of  
 545 a Purchase Order; Approving the Form of a Certificate of Entitlement;  
 546 Authorizing the Purchase of Insurance; Providing a Severability Clause; and  
 547 Providing an Effective Date, was adopted.

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550 **BOND FINANCING ITEMS**

551 **TENTH ORDER OF BUSINESS**

Consideration of the Following Bond  
 Financing Related Items

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554 **A. Bond Financing Team Funding Agreement**

555 Mr. Johnson presented the Bond Financing Team Funding Agreement.

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557 On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the  
 558 Bond Financing Team Funding Agreement, in substantial form, was approved.

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561 **B. Engagement of Bond Financing Professionals**

562 **I. Underwriter/Investment Banker: MBS Capital Markets, LLC**

- 563
- **Rule G-17 Disclosure**

564 Ms. Zare presented the MBS Capital Markets, LLC Agreement for Underwriting Services  
565 and Rule G-17 Disclosure. Despite representing both CDDs, the fee is based upon the par  
566 amount of bonds by bond issuance, rather than by CDD.

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**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and Rule G-17 Disclosure, in substantial form, was approved.**

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573 **II. Bond Counsel: Bryant Miller Olive P.A.**

574 Ms. Taylor presented the Bryant Miller Olive P.A. Bond Counsel Retainer Agreement.

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Bryant Miller Olive P.A. Bond Counsel Retainer Agreement, was approved.**

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580 **III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.**

581 Ms. Cerbone presented the U.S. Bank, N.A., Engagement Letter to serve as Trustee,  
582 Paying Agent and Registrar.

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the U.S. Bank, Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

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589 **C. Resolution 2025-29, Designating a Date, Time, and Location of a Public Hearing  
590 Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection,  
591 and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section  
592 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing;  
593 and Providing an Effective Date**

594 Ms. Cerbone presented Resolution 2025-29.

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**On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-29, Designating a Date, Time, and Location of April 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544, for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and**

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**Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Master Engineer’s Report**

Mr. Surak presented the Master Engineer’s Report dated January 2025 and noted the following:

- The Master Engineer’s Reports includes both KD52 CDD No. 1 and KD52 CDD No. 2.
- In KD52 CDD No. 1, 1,507 units are currently anticipated, including single-family detached, townhouses for rent, townhouses fee simple, multi-family apartments and commercial/retail area.
- The Capital Improvement Plan (CIP) is anticipated to include roadway improvements, stormwater management system, public water and wastewater utilities, hardscape, landscape and irrigation, streetlights, undergrounding of electric utility, environmental conservation, mitigation, offsite improvements and professional services.

Mr. Johnson stated the Master Engineer’s Report will be approved in substantial form, for purposes of beginning the assessment process. Any changes or updates can be presented, and changes can be made prior to the final hearing.

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Master Engineer’s Report, in substantial form and for purposes of beginning the assessment process, was approved.**

**E. Presentation of Master Special Assessment Methodology Report**

Ms. Cerbone presented the Master Special Assessment Methodology Report dated March 4, 2025. She reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The Master Special Assessment Methodology Report includes both KD52 CDD No. 1 and KD52 CDD No. 2. Separate and combined acreages and unit counts for each are included.
- Development is anticipated to be conducted by MU Landco Liquidating Company, LLC or an affiliated entity.

636 ➤ Master improvements benefit both CDDs; master costs of approximately \$73 million are  
637 shared. CDD No. 1 costs, which benefit only CDD No. 1, total approximately \$42 million; total  
638 costs total approximately \$115 million.

639 ➤ The total par amount of bonds, including the costs of financing, capitalized interest and  
640 debt service reserve, is \$158,465,000 to finance a portion of the CIP costs in the estimated total  
641 amount of \$115,614,660.

642 Mr. Johnson stated the Methodology Report will be approved in substantial form; any  
643 changes or updates can be presented, and changes can be made prior to the final hearing.

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645 **On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the**  
646 **Master Special Assessment Methodology Report dated March 4, 2025, in**  
647 **substantial form, was approved.**

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650 **F. Resolution 2025-30, Declaring Special Assessments; Indicating the Location, Nature**  
651 **and Cost of those Improvements Which Cost is Being Financed and Such Financing is to**  
652 **be Defrayed by the Special Assessments; Providing the Portion of the Cost of the**  
653 **Improvements to be Defrayed by the Special Assessments; Providing the Manner in**  
654 **Which Such Special Assessments Shall be Made; Providing When Such Special**  
655 **Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments**  
656 **Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment**  
657 **Roll; Providing for Publication of this Resolution**

658 Ms. Cerbone presented Resolution 2025-30.

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660 **On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor,**  
661 **Resolution 2025-30, Declaring Special Assessments; Indicating the Location,**  
662 **Nature and Cost of those Improvements Which Cost is Being Financed and Such**  
663 **Financing is to be Defrayed by the Special Assessments; Providing the Portion**  
664 **of the Cost of the Improvements to be Defrayed by the Special Assessments;**  
665 **Providing the Manner in Which Such Special Assessments Shall be Made;**  
666 **Providing When Such Special Assessments Shall be Paid; Designating Lands**  
667 **Upon Which the Special Assessments Shall be Levied; Providing for an**  
668 **Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for**  
669 **Publication of this Resolution, was adopted.**

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672 **G. Resolution 2025-31, Setting a Public Hearing for the Purpose of Hearing Public**  
673 **Comment on Imposing Special Assessments on Certain Property Within the District**  
674 **Generally Described as the KD52 Community Development District No. 1 in**  
675 **Accordance with Chapters 170, 190 and 197, Florida Statutes**

676 Ms. Cerbone presented Resolution 2025-31.

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678 **On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor,**  
679 **Resolution 2025-31, Setting a Public Hearing on April 15, 2025 at 1:00 p.m., at**  
680 **the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208,**  
681 **Wesley Chapel, Florida 33544, for the Purpose of Hearing Public Comment on**  
682 **Imposing Special Assessments on Certain Property Within the District Generally**  
683 **Described as the KD52 Community Development District No. 1 in Accordance**  
684 **with Chapters 170, 190 and 197, Florida Statutes; was adopted.**

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687 **H. Resolution 2025-32, Authorizing the Issuance of Not Exceeding \$158,465,000 Principal**  
688 **Amount of KD52 Community Development District Bonds in One or More Series, for**  
689 **the Purpose of Financing the Construction and/or Acquisition by the District of the**  
690 **Public Improvements and Community Facilities Permitted by the Provisions of Chapter**  
691 **190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving**  
692 **a Form of a Master Trust Indenture; Approving and Appointing a trustee; Approving**  
693 **The Form Of And Authorizing The Execution and Delivery of an Interlocal Agreement**  
694 **Between the District and KD52 Community Development District No. 2 to Provide for**  
695 **Certain Matters Related to the Bonds; Authorizing the Commencement of Validation**  
696 **Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other**  
697 **Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

698 Ms. Taylor presented Resolution 2025-32, which accomplishes the following:

699 ➤ Authorizes issuance of a not to exceed \$158,465,000 aggregate principal amount of  
700 bonds.

701 ➤ Authorizes and approves the execution and delivery of the Master Trust Indenture.

702 ➤ Appoints U.S. Bank Trust Company National Association as the Trustee, Registrar and  
703 Paying Agent.

704 ➤ Authorizes and directs District Counsel and Bond Counsel to proceed with filing for  
705 validation.

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**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-32, Authorizing the Issuance of Not Exceeding \$158,465,000 Principal Amount of KD52 Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a trustee; Approving The Form Of And Authorizing The Execution and Delivery of an Interlocal Agreement Between the District and KD52 Community Development District No. 2 to Provide for Certain Matters Related to the Bonds; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.**

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It was noted that funding agreements will be submitted to Ms. Tracy Kitting. Landowner and applicable documents will be submitted to Mr. Gardner.

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The consensus was that Board Members will only sign those documents today that are not in substantial form; District Counsel will circulate the documents approved in substantial form for signature.

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#### **ELEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

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#### **A. District Counsel: Kutak Rock LLP**

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Mr. Johnson presented a Personnel Leasing Agreement for Project Management Services; compensation remains to be addressed.

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**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Personnel Leasing Agreement, in substantial form, and authorizing the Chair or Vice Chair to execute, was approved.**

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Mr. Johnson stated he anticipates Kutak Rock LLP being retained by KD52 CDD No. 2. He does not believe a conflict of interest exists, as the CDDs are working cooperatively and harmoniously to pursue a common objective, namely financing of the bonds and the development of the community. If a future conflict arises between the CDDs, each will be required to retain separate counsel to resolve the conflict.

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**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, acknowledging Kutak Rock LLP’s dual representation of KD52 CDD No. 1 and KD52 CDD No. 2 and agreeing to it in accordance with the rules of the Florida Bar Association, was approved.**

**B. District Engineer (Interim): Clearview Land Design, P.L.**

**C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Engineer or District Manager reports.

**TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the meeting adjourned at 10:52 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair